

**Test Valley Local Plan 2042**

# **Housing Site Selection Topic Paper Appendix 2**

**Revised Regulation 18**





























**June 2025**

## Overview of site summaries

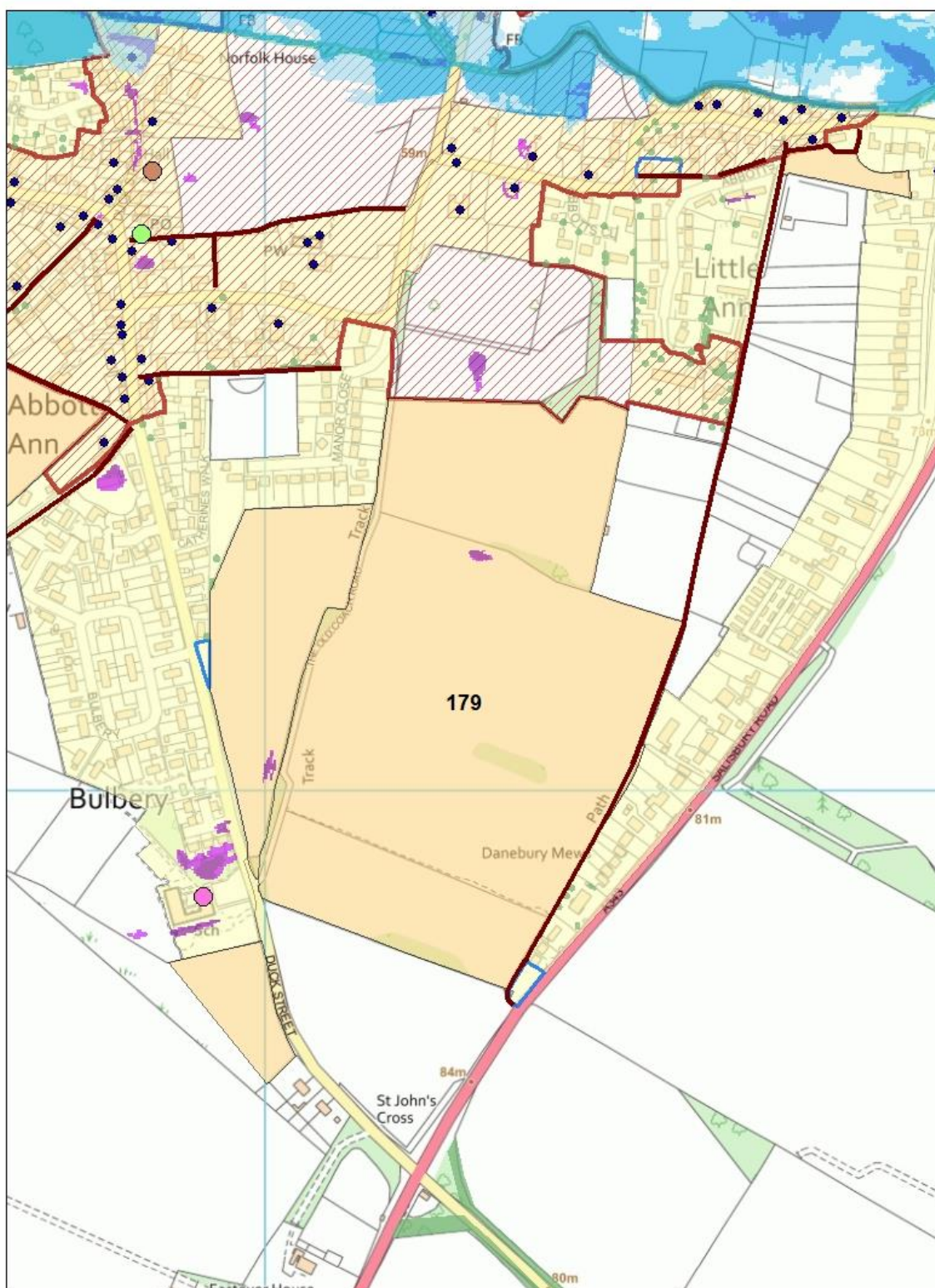
1. This appendix provides summaries of the outcome of the detailed assessment of site options (stage 5).
2. For each site, a map is provided indicating the SHELAA site extent and some of the designations and other matters considered in the site assessment process. A legend for the maps is provided below for reference. Please be aware that where some of the mapped information overlaps, it is not possible to easily see all such considerations in some cases.
3. A summary is provided for each of the assessment topics, along with the recommendation as to whether the site is preferred or not. Where a site is not preferred, a summary of the reason for this is provided, but this is not exhaustive.
4. The sites are ordered by settlement (alphabetical). The order of the settlements is indicated below:
  - Abbots Ann
  - Andover
  - Anna Valley
  - Appleshaw
  - Awbridge
  - Barton Stacey
  - Braishfield
  - Broughton
  - Charlton
  - Chilbolton
  - Chilworth
  - Enham Alamein
  - Goodworth Clatford
  - Grateley Station and Palestine
  - King's Somborne
  - Lockerley
  - Ludgershall
  - Middle Wallop
  - Monxton
  - North Baddesley
  - Nursling and Rownhams
  - Over Wallop
  - Romsey
  - Stockbridge
  - Thruxton
  - Upper Clatford
  - Valley Park
  - Wellow
  - West Tytherley
  - Weyhill



## Legend to maps

	Plan Extent
	SHELAA Sites
	Proposed Settlement Boundaries
	NDP Housing Allocations
	Local Green Space (made)
	Outstanding Housing Permissions at April 2024
	Shops
	Primary Schools
	Community Hall
	Conservation Areas
	Historic Parks and Gardens
	Scheduled Monuments
	Listed Buildings
	Special Area of Conservation (SAC)
	Special Protection Area (SPA)
	Ramsar Site
	Site of Special Scientific Interest (SSSI)
	Site of Importance for Nature Conservation (SINC)
	Ancient Woodland
	Local Nature Reserves (LNR)
	North Wessex Downs National Landscape
	New Forest National Park
	Tree Preservation Order (TPO)
	Rights of Way
	Flood Zone 3
	Flood Zone 2
	Risk of flooding from Surface Water: High
	Risk of flooding from Surface Water: Medium

<b>Site Name</b>	Land east of Manor Close, Abbots Ann	<b>SHELAA Ref</b>	179
<b>Site Area</b>	18.1 ha	<b>Site Capacity</b>	100 dwellings

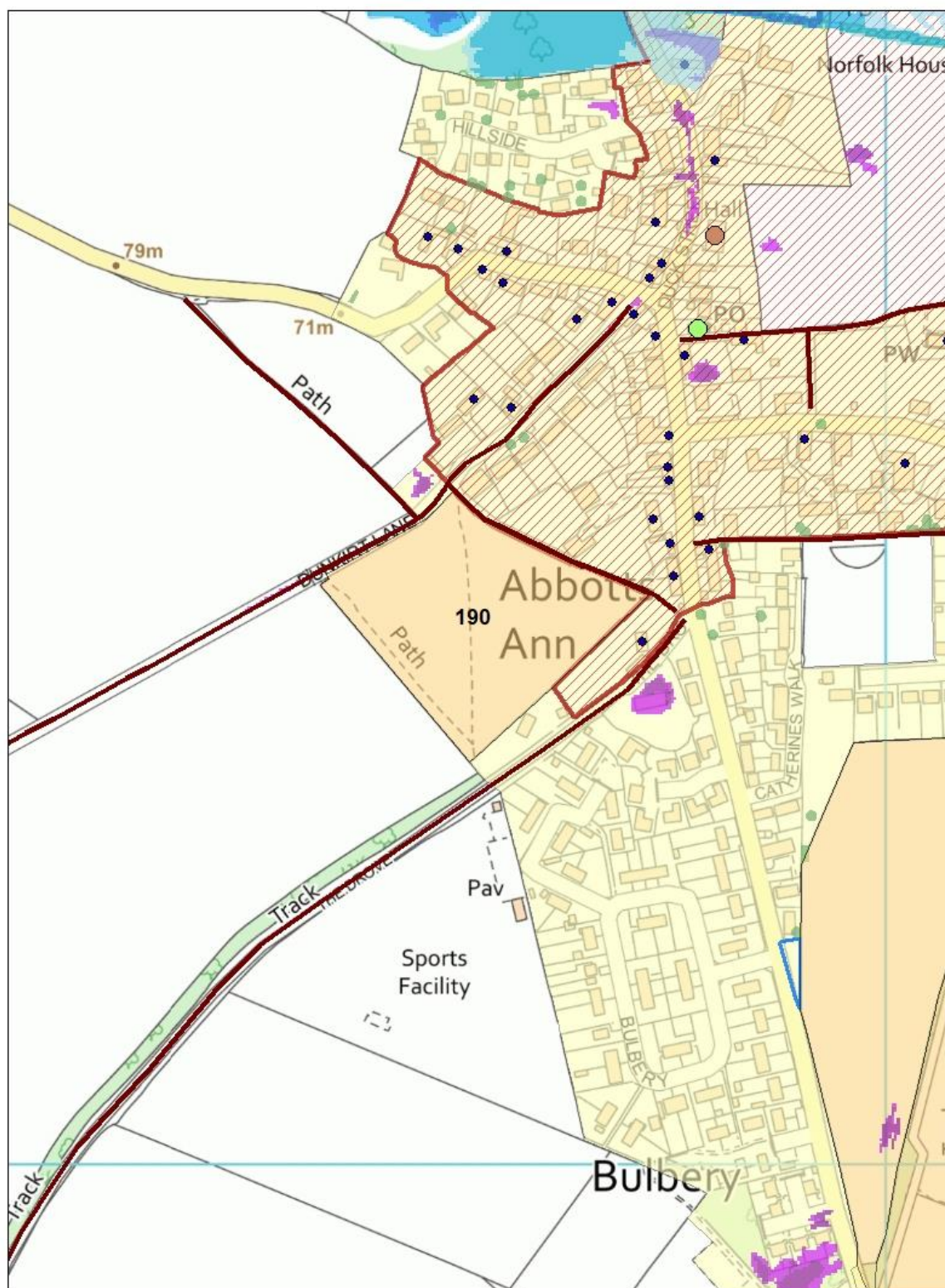


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Theme/Topic	Assessment
Access	Vehicular access likely to be from Duck Street.
Accessibility	The site is within 800 metres of a primary school and within 800 metres of a local food store. There is access to walking routes including through public right of ways. There are bus stops located on Salisbury Road, which provide a service to Peter Symonds College.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water, with small areas identified towards the north of the site, including low to high risk. Part of the site is indicated to potentially be susceptible to groundwater flooding at and below the surface towards the north of the site.
Landscape and character	The site is adjacent to existing residential development to the east and north west. The site is relatively large in comparison to the settlement, with land rising to the south and east. Development in this location has the potential to affect the separation of Abbots Ann and Little Ann.
Historic environment	The site is adjacent to the conservation area for Abbots Ann.
Biodiversity and habitats	There is BAP priority habitat within the site, this relates to small extents scattered across the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Abbots Ann Primary School and John Hanson Community School (secondary).
Other on site considerations	A small part of the site is within mineral consultation area (to the north). There is a public right of way running along the eastern boundary of the site.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the scale and landscape sensitivity of the site.



<b>Site Name</b>	Land southeast of Dunkirt Lane, Abbots Ann	<b>SHELAA Ref</b>	190
<b>Site Area</b>	2.1 ha	<b>Site Capacity</b>	25 dwellings



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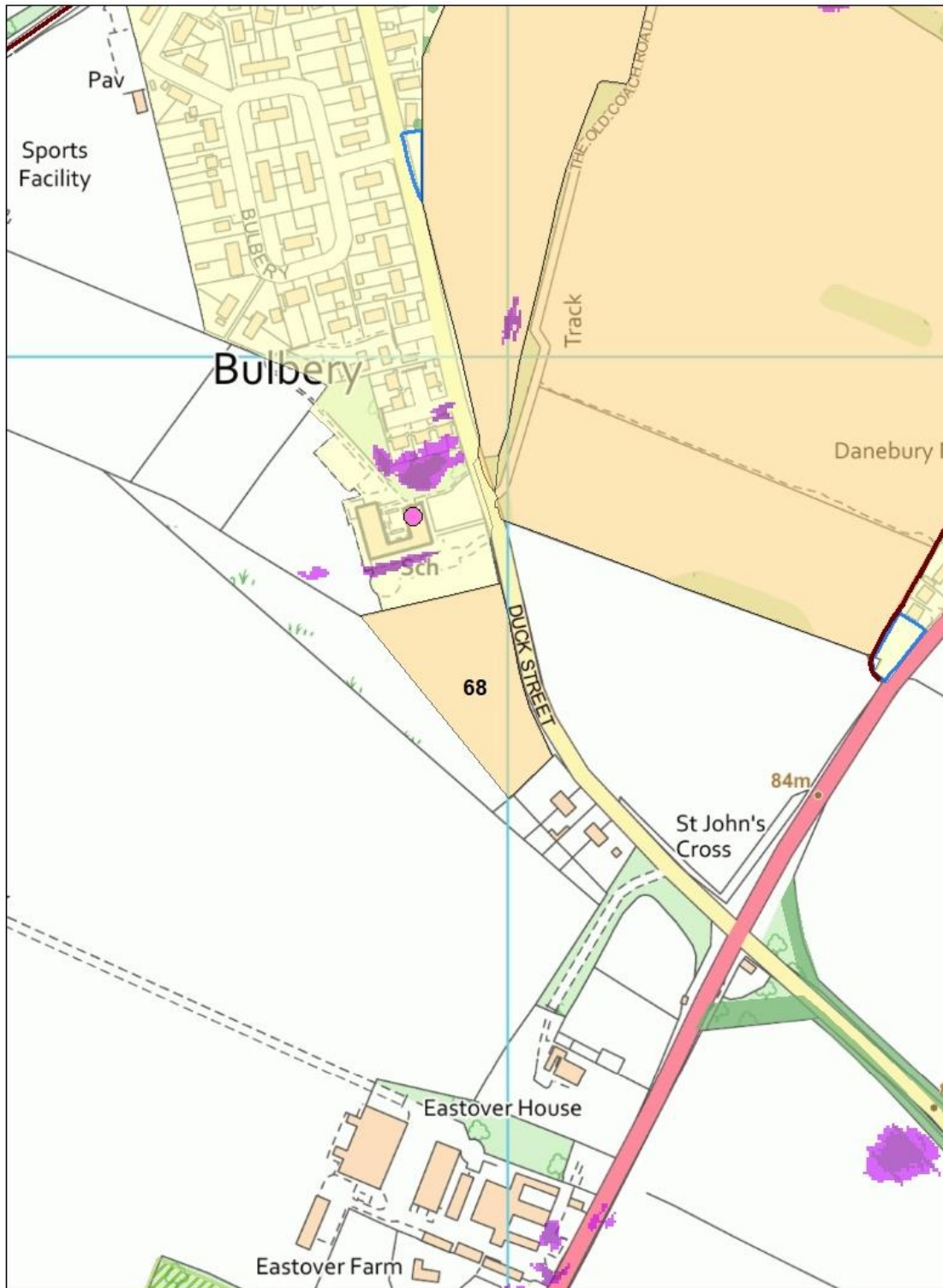
Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Dunkirt Lane, a narrow lane. There may be challenges with providing an appropriate access.
Accessibility	The site is within 800 metres of a primary school and within 800 metres of a local food store. There is access to walking routes via public rights of way. There are bus stops located on Duck Street with no service. There are bus stops located on Salisbury Road, which provide a service to Peter Symonds College.
Environmental receptors	Part of the site is within a groundwater source protection zone (zones 1, 2, and 3 towards the north west of the site). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Part of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the north east and south east. The site rises up to the south.
Historic environment	The site is adjacent to the conservation area for Abbots Ann. There are a small number of listed buildings adjacent to the site (grade II), with additional listed buildings in the vicinity to the east of the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Abbots Ann Primary School and John Hanson Community School (secondary).
Other on site considerations	Most of the site is within a mineral consultation area. There are public rights of way running along the boundaries of the site to the north east and north west.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for challenges in providing appropriate access to the site and its landscape sensitivity.



<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is proposed to be from Duck Street.
Accessibility	The site is within 800 metres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There are bus stops located on Salisbury Road, which provide a service to Peter Symonds College.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water, this is a small extent to the south east of the site, comprising a combination of low, medium and high risk.
Landscape and character	The site is adjacent to existing residential development to the north and north west. There are a small number of TPOs on or close to the west boundary.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a small area of BAP priority habitat adjacent to the site to the east. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Abbots Ann Primary School and John Hanson Community School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred</b>



<b>Site Name</b>	Land adjoining new Abbotts Ann Primary School, Abbotts Ann	<b>SHELAA Ref</b>	68
<b>Site Area</b>	0.94 ha	<b>Site Capacity</b>	30 dwellings



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Theme/Topic	Assessment
Access	Vehicular access proposed to be from Duck Street.
Accessibility	The site is within 800 metres of a primary school and between 800 metres and 1.6 kilometres of a local food store. There is access to walking routes. There are bus stops located on Salisbury Road, which provide a service to Peter Symonds College.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to a primary school to the north, with a small collection of dwellings located to the south of the site.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Abbots Ann Primary School and John Hanson Community School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications. Community Land Trust are exploring bringing a community scheme forward in this location.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for community led scheme that is being progressed.

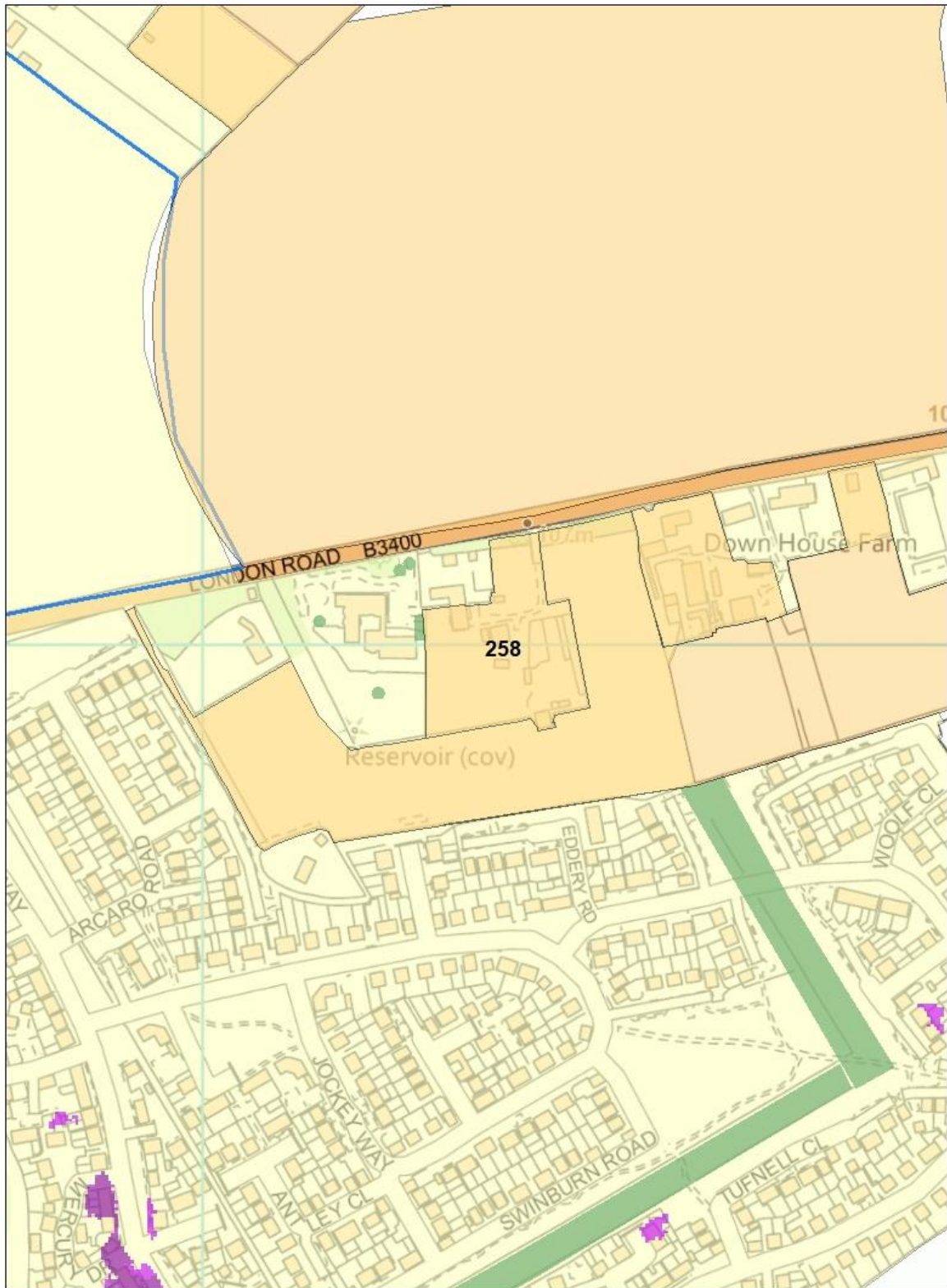
<b>Site Name</b>	Land at Abbots Hill, Abbots Ann	<b>SHELAA Ref</b>	69
<b>Site Area</b>	0.4 ha	<b>Site Capacity</b>	10 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Abbotts Hill.
Accessibility	The site is between 800 metres and 1.6 kilometres of a primary school and between 800 metres and 1.6 kilometres of a local food store. There is access to walking and cycling routes through public right of ways. There are bus stops located on Salisbury Road, which provide a service to Peter Symonds College.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. The site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the north, east and west.
Historic environment	The site is adjacent to the conservation area for Abbotts Ann, located to the north west of the site. There is a listed building adjacent to the site (grade II), to the north west, with additional listed buildings in the vicinity.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Abbotts Ann Primary School and John Hanson Community School (secondary).
Other on site considerations	Approximately half of the site falls within a mineral consultation area. There is a public right of way running along the west boundary and part of the north boundary.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the potential implications on heritage constraints.

<b>Site Name</b>	Coachmans, Andover	<b>SHELAA Ref</b>	258
<b>Site Area</b>	0.8 ha	<b>Site Capacity</b>	20 dwellings

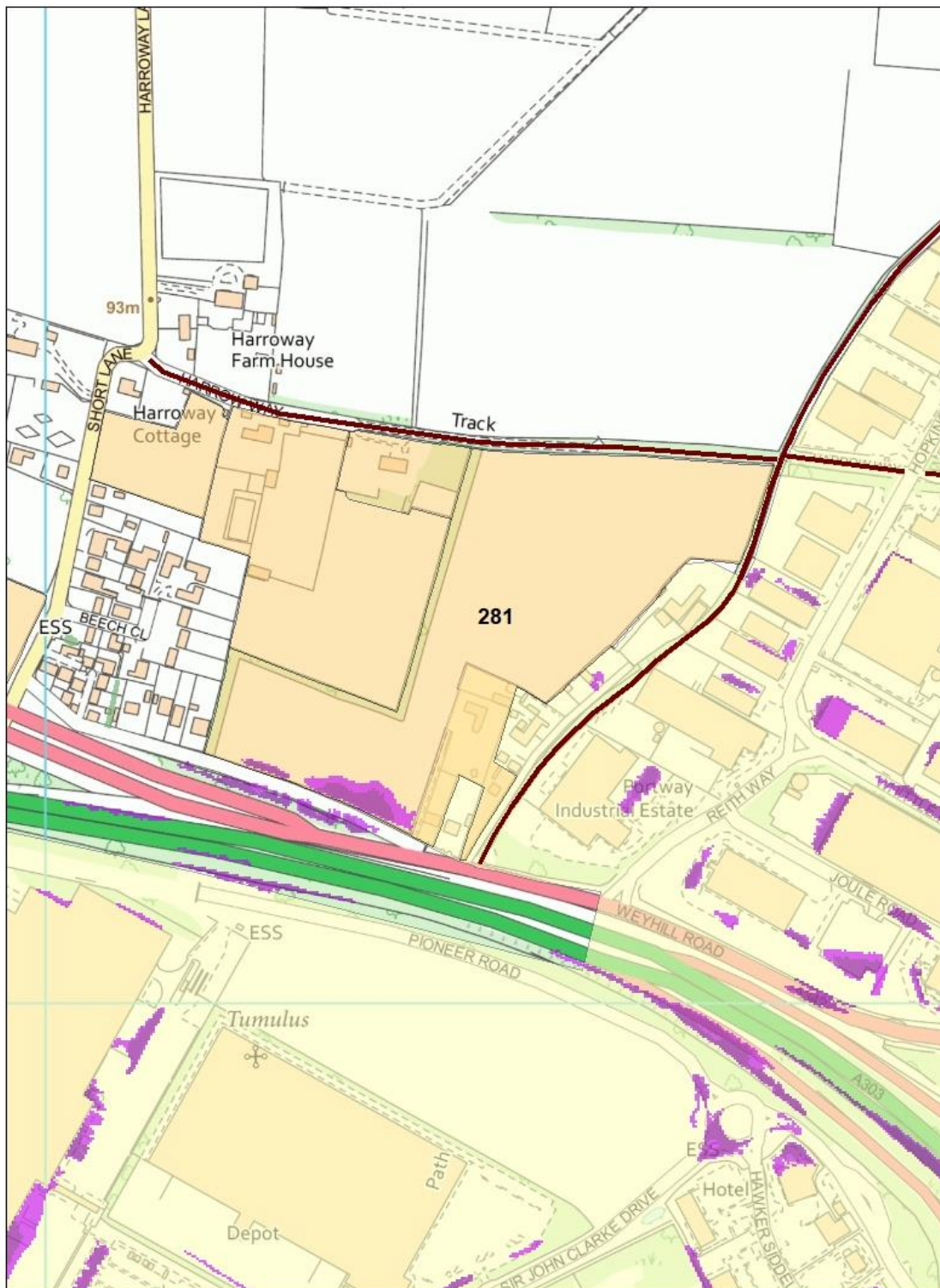


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access would be via a service road through land to the south.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on London Road that has a regular service to Andover and Basingstoke.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates the site falls within the 'Other' land category.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the east, south and west. The site is adjacent to the London Road. There are some existing buildings on site.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Pilgrims Cross Primary School and Winton Community Academy (secondary)
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>



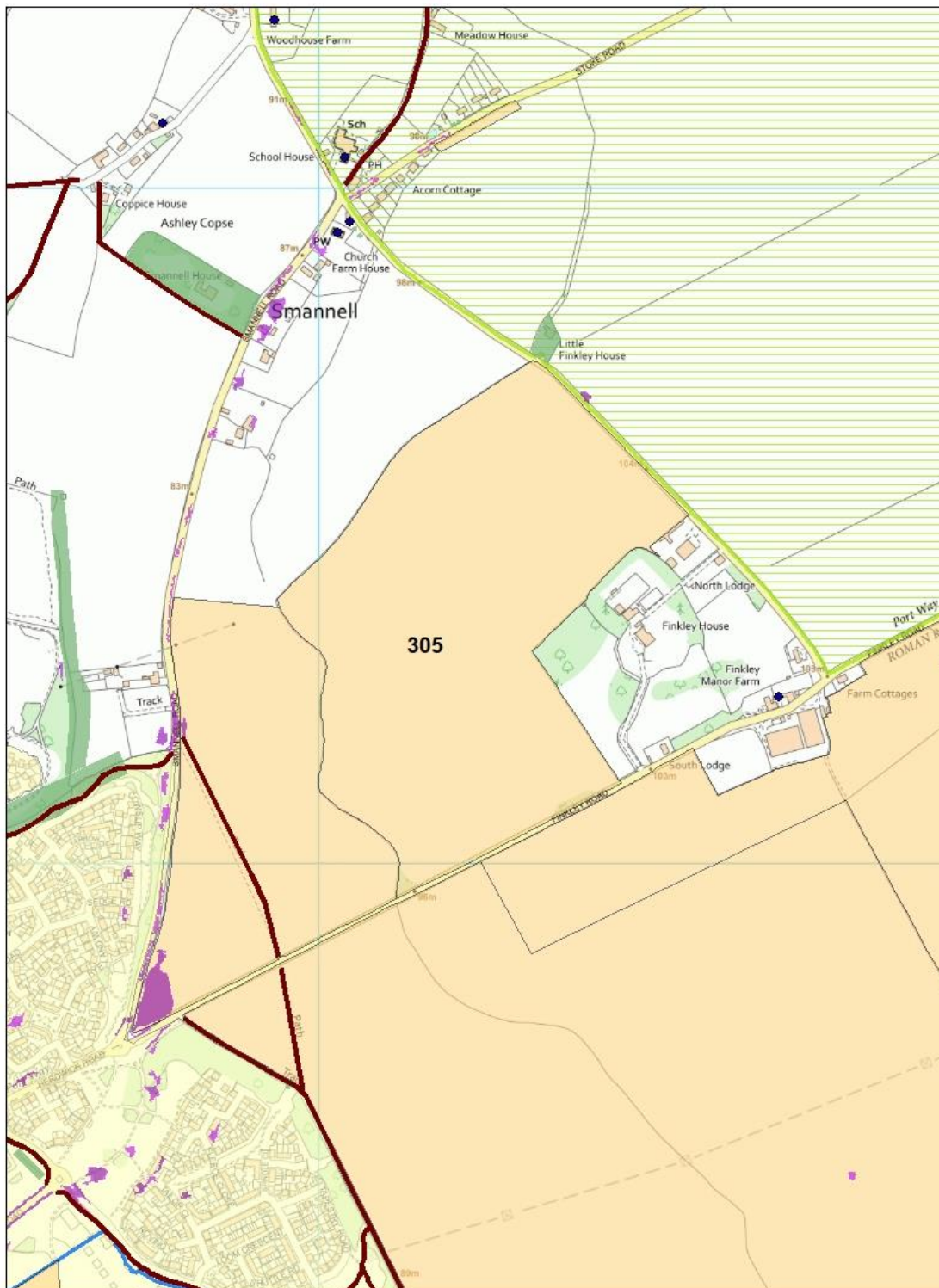
<b>Site Name</b>	Land at Homestead Farm, Andover	<b>SHELAA Ref</b>	281
<b>Site Area</b>	6.39 ha	<b>Site Capacity</b>	180 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Weyhill Road.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on the A342 that has a regular service to Andover town centre and Salisbury.
Environmental receptors	Most of the site is within a groundwater source protection zone (zone 2). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates grade 3a land with an area of grade 2 to the south. Part of the site may be affected by road noise. The site is adjacent to West Portway Industrial Estate to the east.
Flooding	Part of the site to the south is in an area at risk of flooding from surface water (high, medium and low probability).
Landscape and character	The site is adjacent to the A342 to the south and West Portway Industrial Estate to the east. The site is adjacent to existing residential development to the east and west. There is potential to reduce the separation between Andover and Penton Corner.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is BAP Priority Habitat adjacent to the site to the northeast. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Portway Infant and Junior School (primary) and Harrow Way Community School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	Harrow Way, a public right of way, runs to the north of the site.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>

<b>Site Name</b>	Land north of Finkley Farm, Andover	<b>SHELAA Ref</b>	305
<b>Site Area</b>	26 ha	<b>Site Capacity</b>	750 dwellings

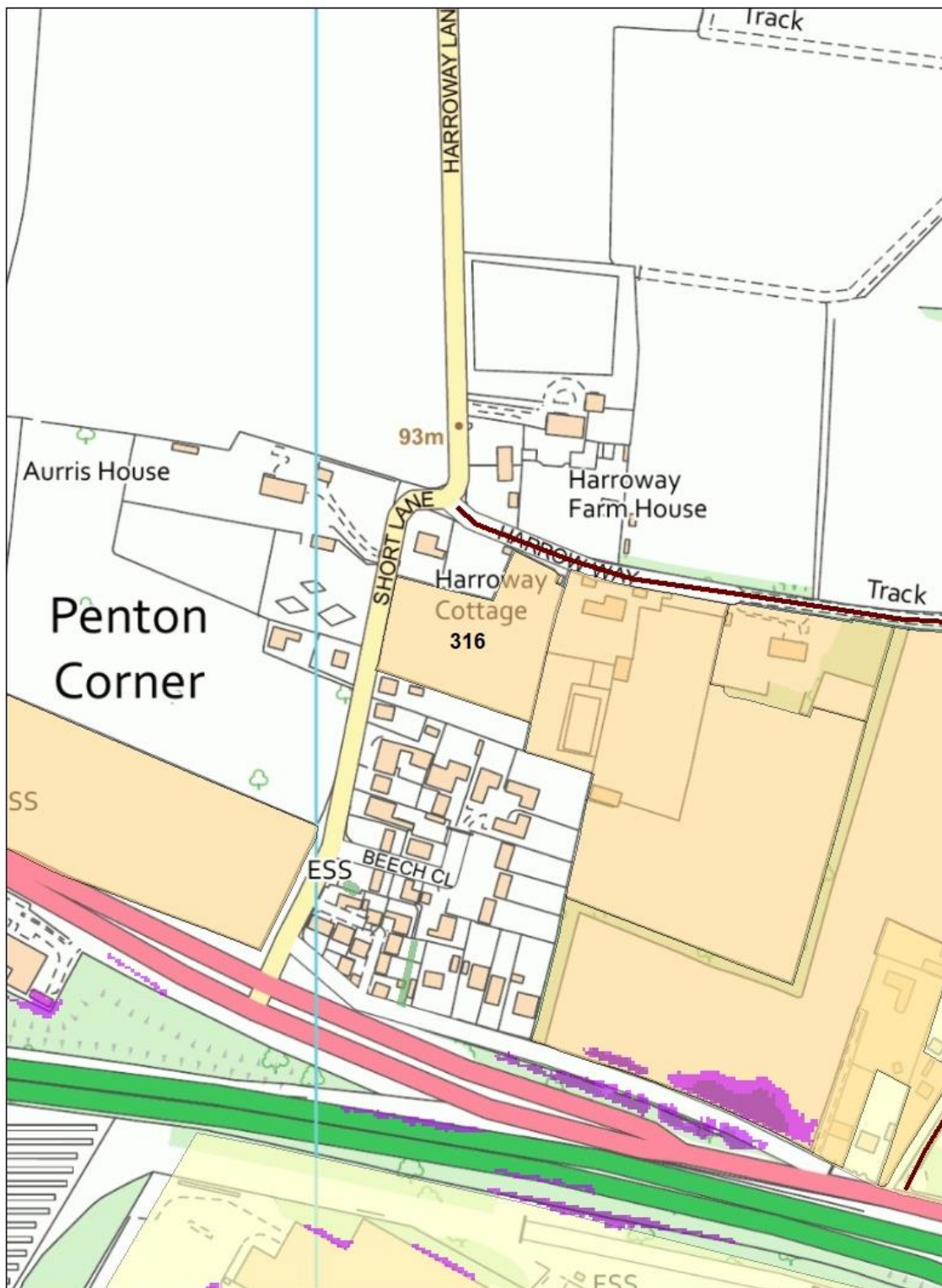


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Finkley Road. There may be challenges with providing an appropriate access due to the rural character of the road.
Accessibility	The site is within 800m – 1.6km of a primary school, community centre and local food store. There is no access to walking and cycling routes, but a local quiet lane adjoins the site to the east. There is a bus stop at Finkley Farm Road that has a regular service to Andover town centre, at a distance of 800m – 1.6km.
Environmental receptors	Based on the national dataset, the land is indicated to be grade 3 in the agricultural land classification. Published site specific information is available that indicates a combination of grade 3a and grade 3b. Most of the site is within groundwater source protection zone 2.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	There is existing residential development at East Anton, to the west of the site. The topography rises to the east and landscape sensitivity is high across most of the site. The site has the potential to affect the national landscape designation, adjacent to the eastern boundary.
Historic environment	There is a Roman Road along the southern boundary.
Biodiversity and habitats	There are two areas of BAP Priority Habitat within the site towards the southern site boundary. There are trees and hedges to all boundaries. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Endeavour Primary School and Winton Community Academy (secondary). It is understood that there may be a potential to contribute to cumulative school capacity constraints.
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not Preferred</b></p> <p>When accounting for the scale of the site its and landscape sensitivity, impact on protected landscapes and relationship with the settlement. Also when accounting for challenges in providing appropriate access to the site.</p>

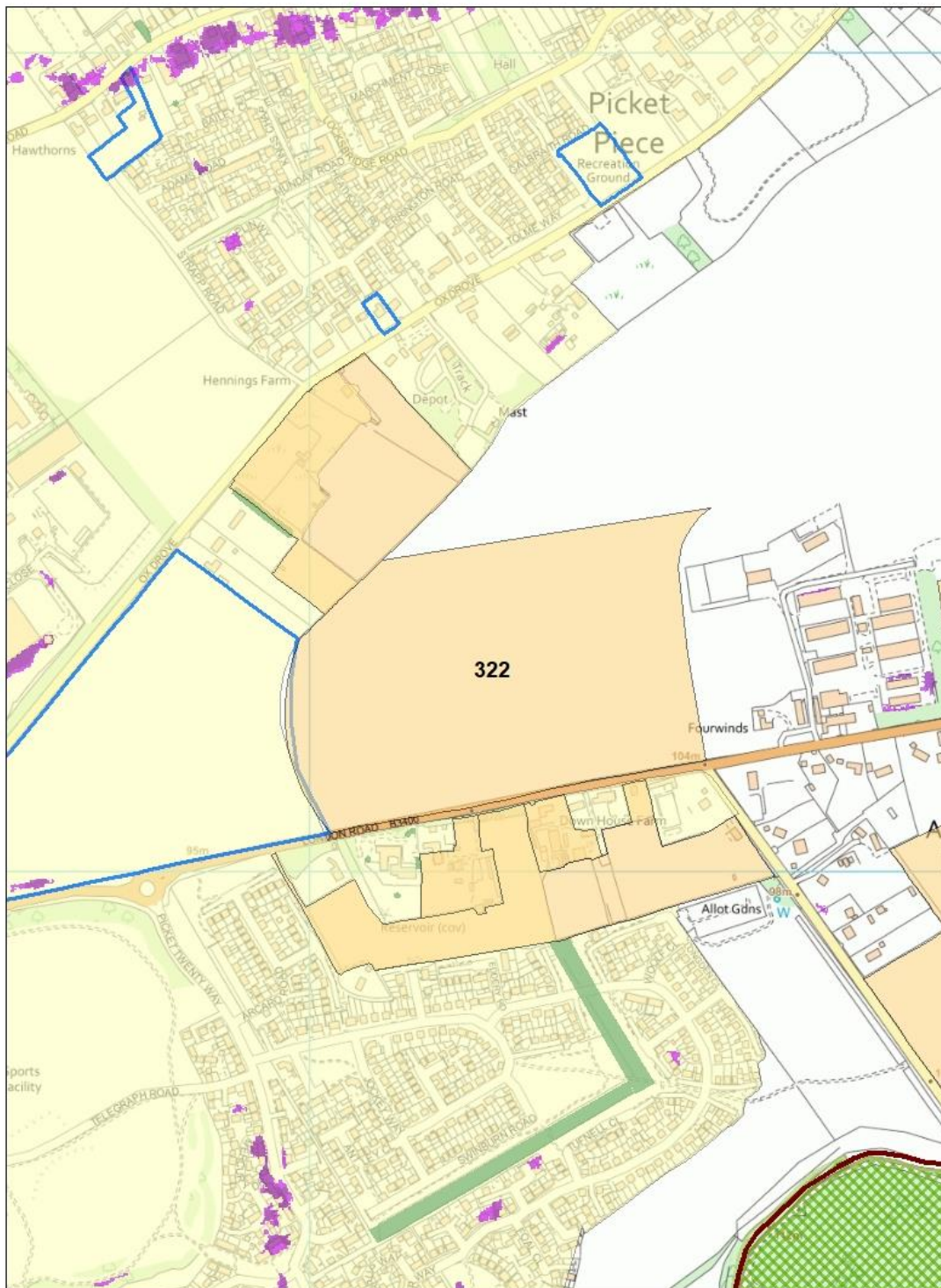
<b>Site Name</b>	Land east of Short Lane, Penton Corner	<b>SHELAA Ref</b>	316
<b>Site Area</b>	0.5 ha	<b>Site Capacity</b>	20



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from Short Lane. There may be challenges with providing an appropriate access, due to the junction with the A342.
Accessibility	The site is between 1.6 and 5 kilometres of a primary school and between 800 meters and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Weyhill Road that has a regular service to Andover and Salisbury.
Environmental receptors	The northeastern part of the site is within a groundwater source protection zone (zone 2). Based on the national dataset indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates grade 3a land.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the north, east and south.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Portway Infant and Junior Schools (primary) and Harrow Way Community School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	There is the Harrow Way public right of way to the north.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>

<b>Site Name</b>	Land at Harewood Farm, Andover	<b>SHELAA Ref</b>	322
<b>Site Area</b>	14.77 ha	<b>Site Capacity</b>	486 dwellings

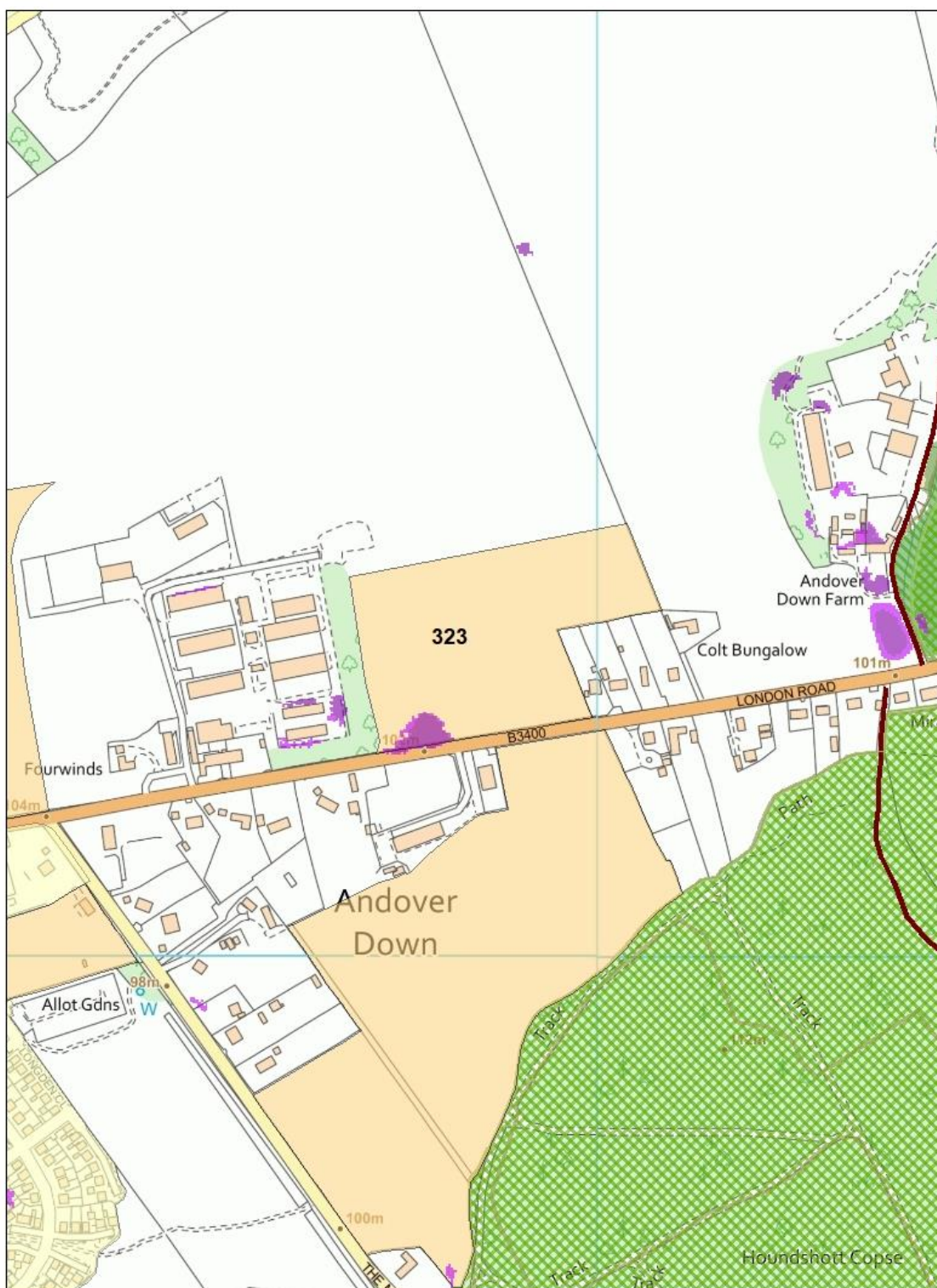


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from London Road.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is no direct access to walking and cycling routes. There is a bus stop located on London Road that has a regular service to Andover town centre and Basingstoke.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates grade 3a land with a small area of grade 3b to the north. The site is adjacent to Harewood Farm (an industrial estate).
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to the London Road (B3400) to the south and Harewood Farm to the east. The site is open, expansive and elevated. It has the potential to affect views to the North Wessex Downs National Landscape. Development in this location has the potential to affect the separation of Picket Piece and Picket Twenty.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	The majority of the site is within the catchment of Pilgrims Cross Primary School (primary) and Winton Community Academy (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not Preferred</b> When accounting for the landscape sensitivity of the site.



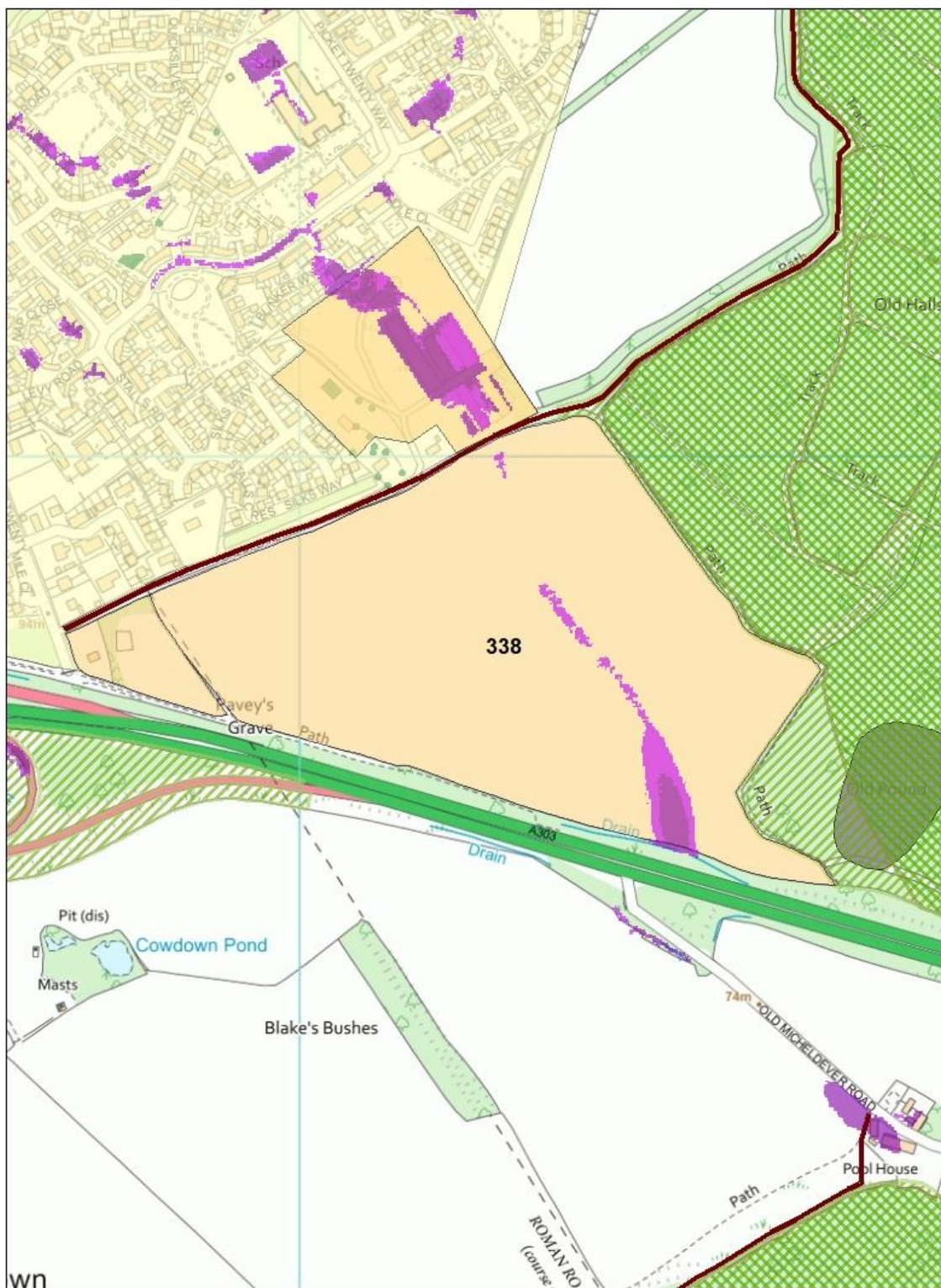
<b>Site Name</b>	Land at Harewood Farm, Andover	<b>SHELAA Ref</b>	323
<b>Site Area</b>	4.01 ha	<b>Site Capacity</b>	72 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from London Road.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is no access to walking and cycling routes. There is a bus stop located on London Road that has a regular service to Andover town centre and Basingstoke.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates a combination of grade 3a land and grade 2 land. The site is adjacent to Harewood Farm (an industrial estate).
Flooding	A small part of the site to the southwest is within an area at risk of flooding from surface water (high risk).
Landscape and character	The site is adjacent to the London Road (B3400) to the south and Harewood Farm to the west. The site is open and elevated. The site has a rural character due to the separation from Andover. It has the potential to affect views to the North Wessex Downs National Landscape.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site. .
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Pilgrims' Cross CofE Primary School (primary) and Winton Community Academy (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not Preferred</b> When accounting for the landscape sensitivity of the site and when accounting for access to key facilities and services and the relationship with the existing settlement.

<b>Site Name</b>	Land south of Forest Lane	<b>SHELAA Ref</b>	338
<b>Site Area</b>	18 ha	<b>Site Capacity</b>	360 dwellings



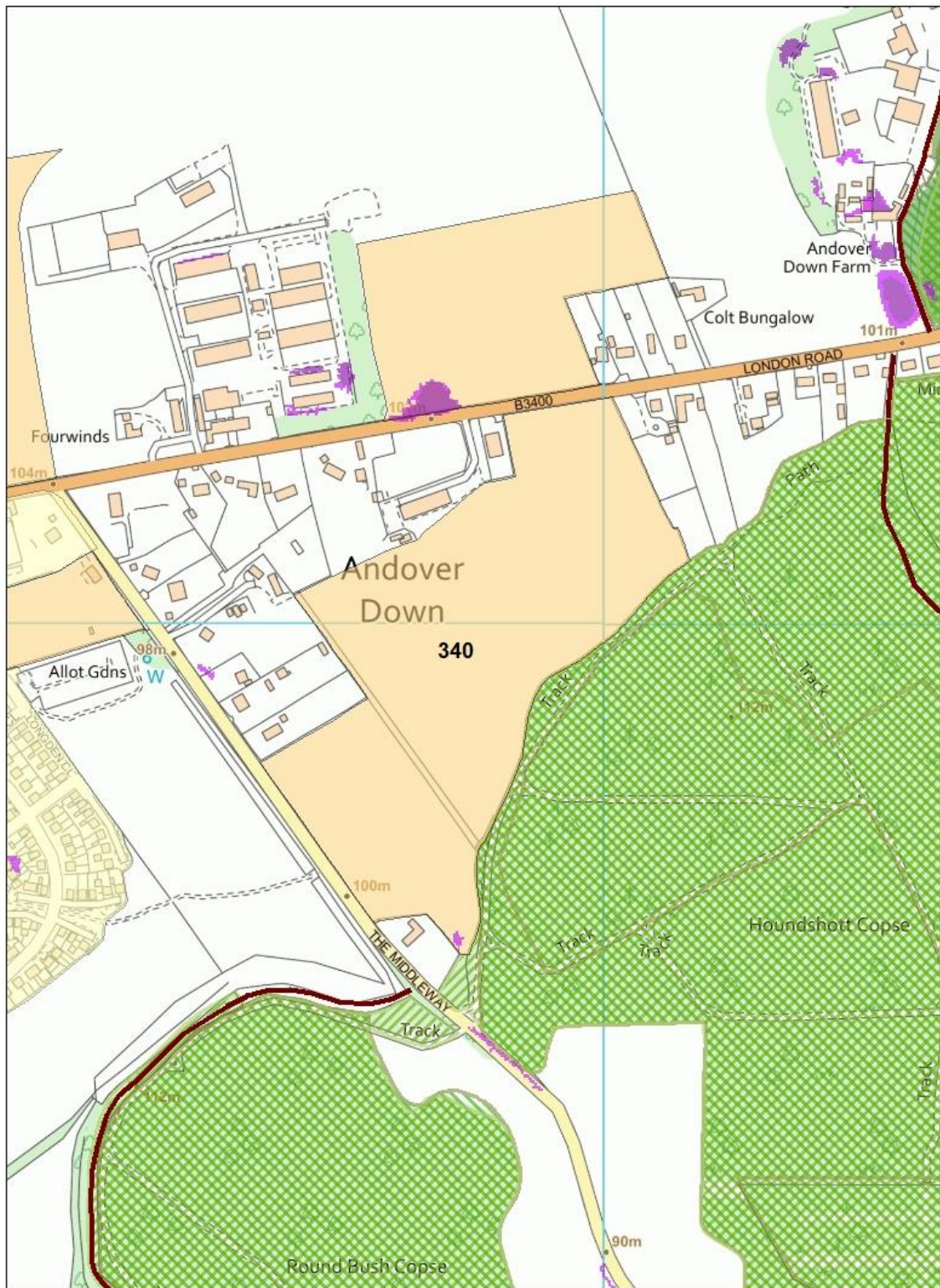
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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Forest Lane. There may be challenges with providing an appropriate access as Forest Lane is narrow.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Nap Close that has a regular service to Andover town centre.
Environmental receptors	Based on the national dataset, the site is indicated to be grade 3 land in the agricultural land classification with an area of Non-Agricultural to the east. Published site specific information is available that indicates the majority of the site is grade 3b with an area of grade 3a to the west. The site may be affected by road noise.
Flooding	Part of the site running from north to south is within an area identified as being at risk of flooding from surface water (high, medium and low probability areas).
Landscape and character	The site is adjacent to existing residential development to the north. The site is adjacent to the A303 to the south. The site is adjacent to woodland to the east. The topography of the site is undulating, with the southern area being open and elevated.
Historic environment	There is a scheduled monument (Old Pound Copse Earthwork) adjacent to the site to the east.
Biodiversity and habitats	There is a SINC, ancient woodland and BAP priority habitat adjacent to the site to the east covering a large area. The site is within zones of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Pilgrims Cross Church Of England Aided Primary School and Winton Community Academy (secondary)
Other on site considerations	There is a public right of way running along the northern boundary of the site. Part of the site to the east is within a minerals consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not Preferred</b> When accounting for challenges in providing appropriate access to the site, the topography of the site and potential impacts on ecological assets.

<b>Site Name</b>	Land east of the Middleway, Andover	<b>SHELAA Ref</b>	340
<b>Site Area</b>	9.5 ha	<b>Site Capacity</b>	280 dwellings

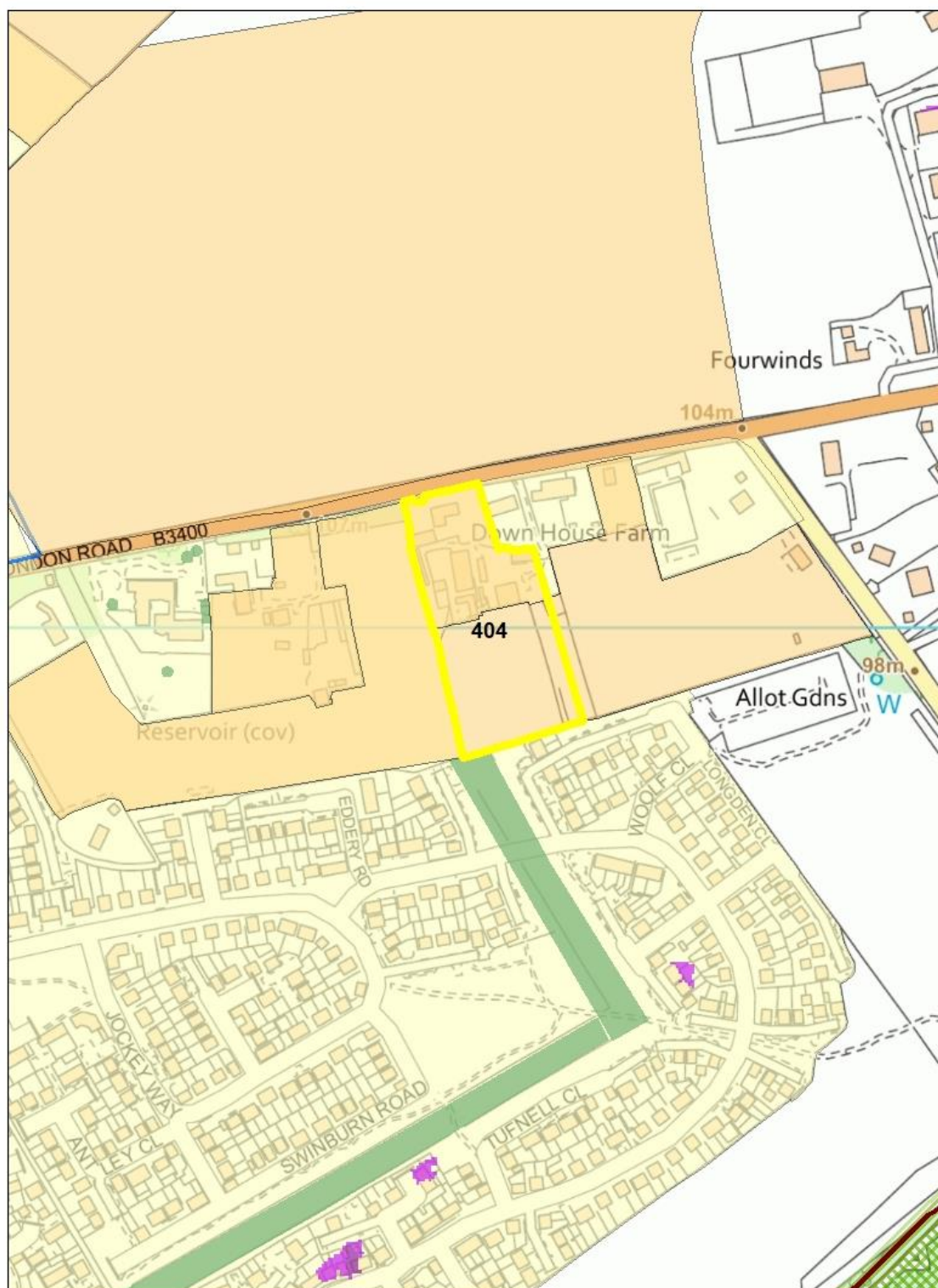


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from London Road.
Accessibility	The site is between 1.6 and 5 kilometres of a primary school and between 1.6 and 5 kilometres from a local food store. There is no direct access to walking and cycling routes. There is a bus stop located on London Road that has a regular service to Andover town centre and Basingstoke.
Environmental receptors	Based on the national dataset, the site is indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates a combination of grade 2 and grade 3a land.
Flooding	Part of the site running from north to south is within an area identified as being at risk of flooding from surface water (low probability).
Landscape and character	The site is adjacent to existing low density residential development to the north, east, and west. The site is adjacent to woodland to the south. The site has a rural character due to the separation from Andover.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a SINC, ancient woodland and BAP priority habitat adjacent to the site to the southeast and south covering a large area. The site is within zones of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Pilgrims Cross Primary School and Winton Community Academy (secondary)
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not Preferred</b> When accounting for access to key facilities and services and the relationship with existing settlement, and potential impact on ecological assets.



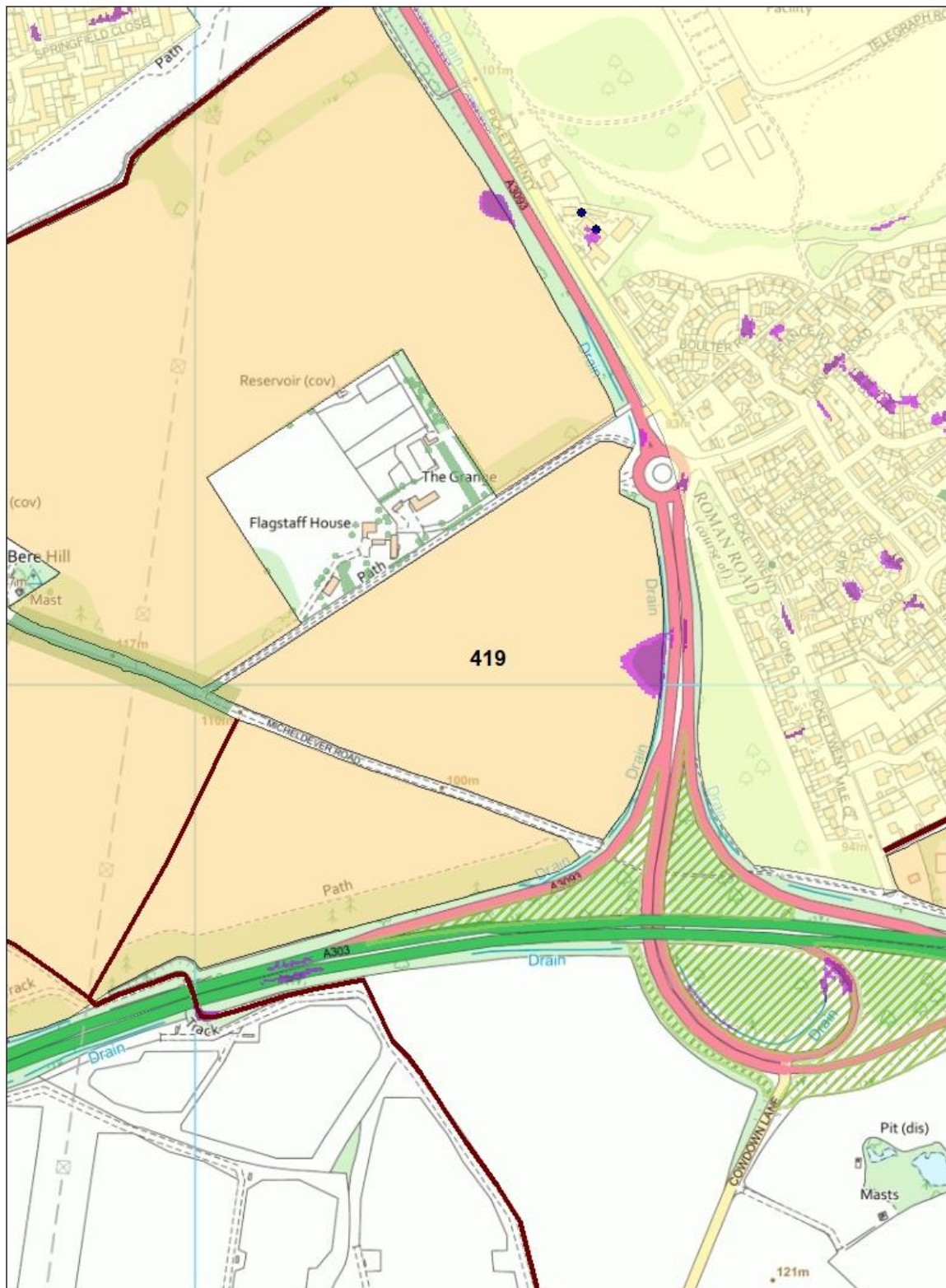
<b>Site Name</b>	South of London Road, Andover	<b>SHELAA Ref</b>	404
<b>Site Area</b>	1.2 ha	<b>Site Capacity</b>	55 dwellings



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be via the adjoining parcel of land to the west and through existing development in Picket Twenty. In isolation access would be from B3400 London Road.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on London Road that has a regular service to Andover and Basingstoke.
Environmental receptors	Based on the national dataset indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates a combination of grade 3a and 'other' land.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the east, south and west. There are existing buildings on site. There are TPOs along the boundary to the southwest.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a small area BAP priority habitat adjacent to the site to the southwest. The site is within zones of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Pilgrims Cross Primary School and Winton Community Academy (secondary)
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred (As part of a larger combined site)</b>

<b>Site Name</b>	Land at Bailiffs Bottom	<b>SHELAA Ref</b>	419
<b>Site Area</b>	11.39 ha	<b>Site Capacity</b>	250

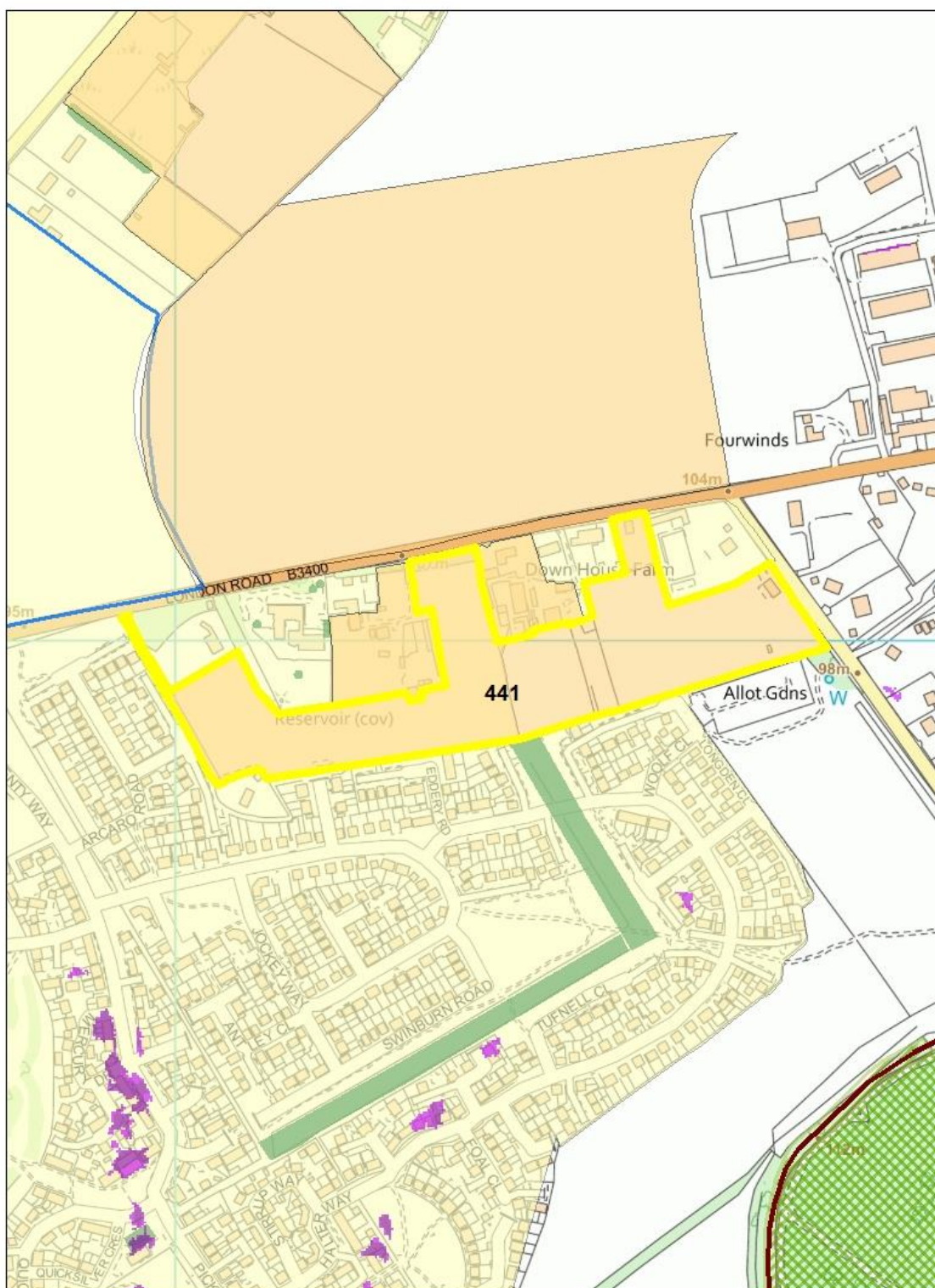


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from the A3093.
Accessibility	The site is between 800 metres and 1.6 kilometres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There is a bus stop located on Boulter Road that has a regular service to Andover town centre.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates most of the site is grade 3a land with a small area of grade 3b on the southwestern edge. The site may be affected by road noise.
Flooding	A small part of the site to the east is identified as being within a zone at risk of flooding from surface water (areas of high, medium and low probability).
Landscape and character	The site is adjacent to the A3093 to the east, with residential development beyond. The landscape is open and rolling chalkland.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a SINC and some BAP priority habitat adjacent to the site to the south which covers a small area. The site is within zones of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Vigo Primary School and Winton Community Academy (secondary)
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred (As part of a larger combined site)</b>



<b>Site Name</b>	South of London Road	<b>SHELAA Ref</b>	441
<b>Site Area</b>	5.3ha	<b>Site Capacity</b>	140 dwellings

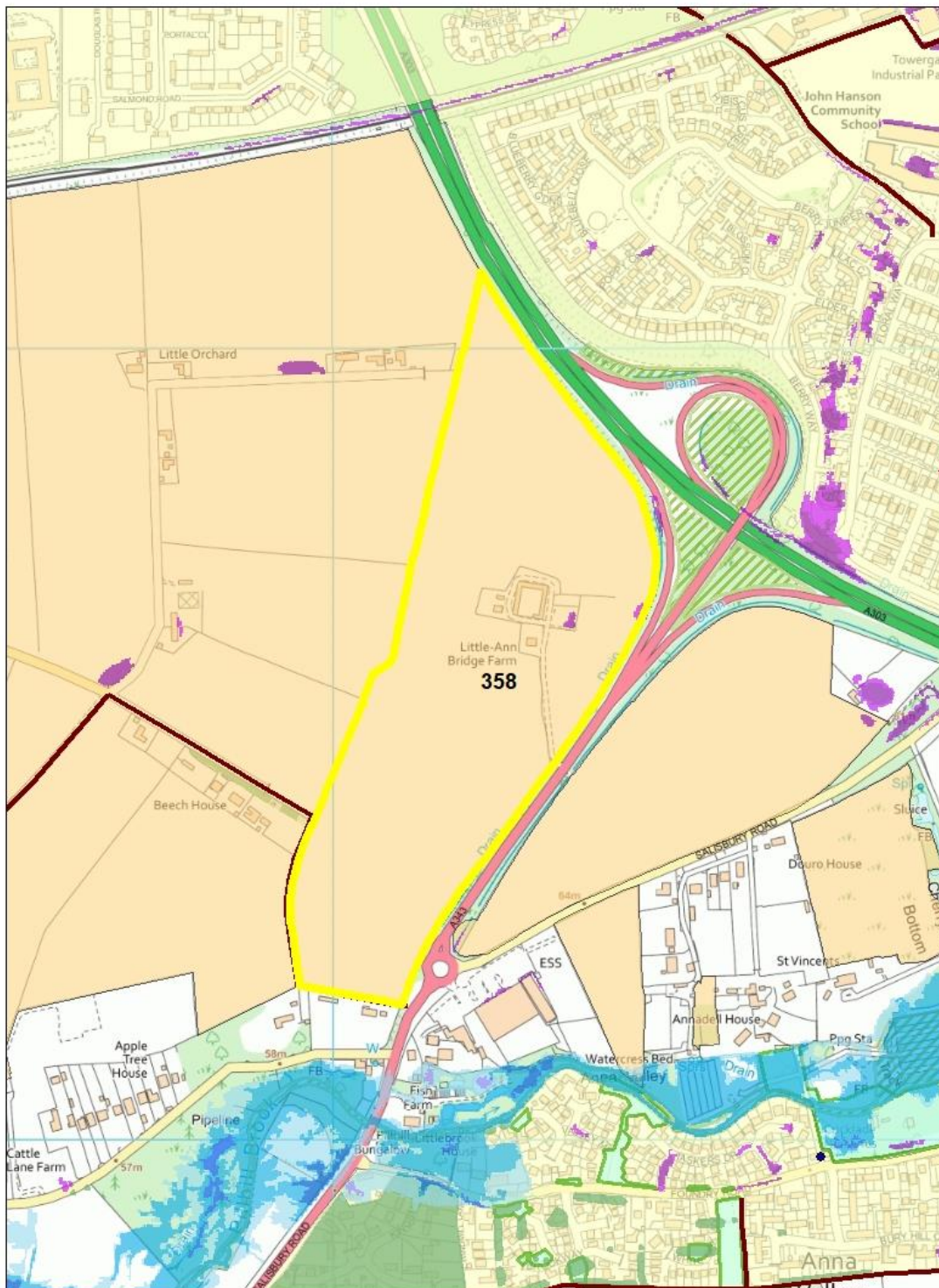


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from existing development in Picket Twenty to the south. In isolation access would be from the B3400 London Road.
Accessibility	The site is between 800 metres and 1.6 kilometres of a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on London Road that has a regular service to Andover town centre and Basingstoke.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates land to the east is grade 3a with the remainder of the site 'other'.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the south and east. The site comprises multiple smaller parcels. There are some TPOs adjacent to the site to the south.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	The site is adjacent to a small area of BAP priority habitat to the south. The site is within zones of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Pilgrims Cross Primary School and Winton Community Academy (secondary)
Other on site considerations	None identified.
Planning status	Pending planning application for 61 dwellings on part of site.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>

<b>Site Name</b>	Land at Little Ann Bridge Farm, Andover	<b>SHELAA Ref</b>	358
<b>Site Area</b>	19.92 ha	<b>Site Capacity</b>	400 dwellings

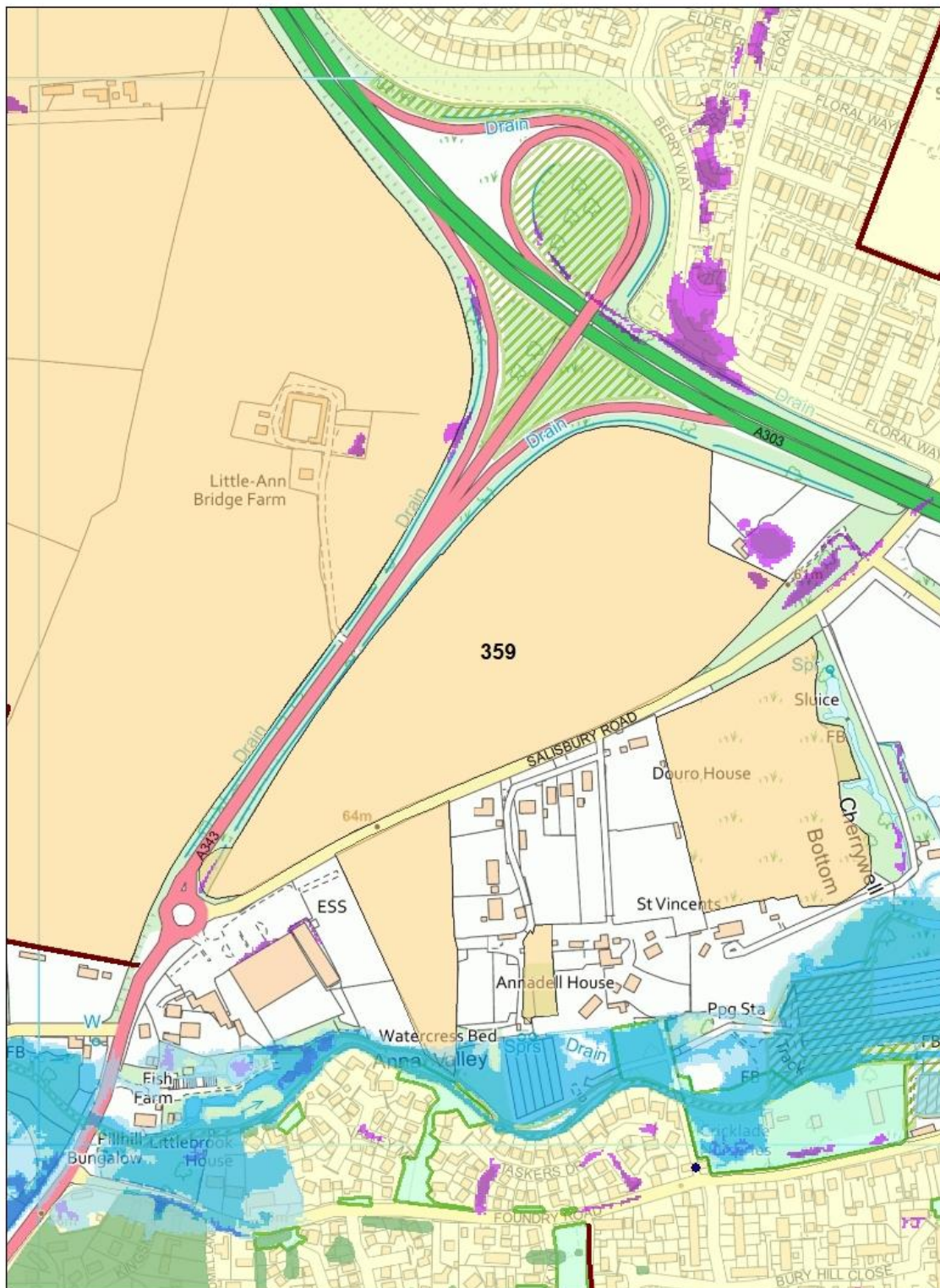


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from the A343. There may be challenges with providing an appropriate access due to the proximity of the site to the junction with the A303.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is no access to walking and cycling routes. There is a bus stop located on the A343 that has a limited service to Andover.
Environmental receptors	The northern part of the site is within a groundwater source protection zone (zones 1 and 2). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates grade 3a. Part of the site may be affected by road noise.
Flooding	There are very small parts of the site to the east and centrally that are in an area at risk of flooding from surface water (high and low probability). Part of the site to the south and east is indicated to potentially be susceptible to groundwater flooding below the surface, with an area to the south susceptible to groundwater flooding at the surface.
Landscape and character	The site is adjacent to the A303 to the north and the A343 to the east. The site is predominantly defined by arable agriculture, with some existing commercial buildings in the centre. Development in this location has the potential to affect the separation of Andover and Anna Valley.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a SINC and BAP Priority Habitat adjacent to the site to the northeast. There is a small area of BAP Priority Habitat adjacent to the site to the west. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Abbots Ann Church of England Primary School and John Hanson Community School (secondary).
Other on site considerations	Part of the site to the south and east is within a Minerals Safeguarding Area. There is a public right of way running along the boundary of the site to the south.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> The site is separated from Andover by the A303. When accounting for the reduction in separation between settlements (Andover and Anna Valley).



<b>Site Name</b>	Land at Anna Valley, Salisbury Road, Andover	<b>SHELAA Ref</b>	359
<b>Site Area</b>	9.83 ha	<b>Site Capacity</b>	250 dwellings

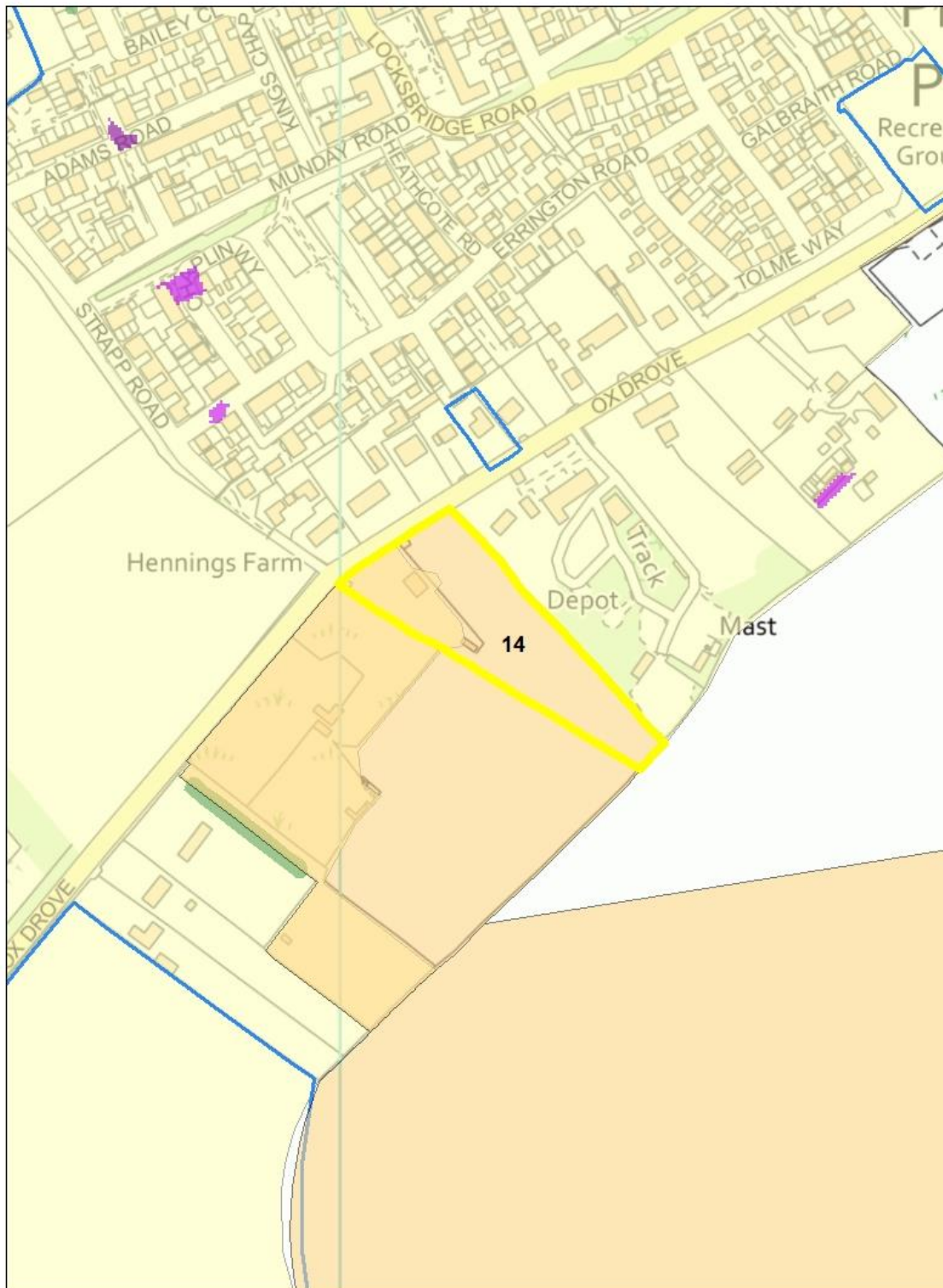


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Salisbury Road. There may be challenges with providing an appropriate access due to the proximity of the junction with the A303/A343.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and within 800 metres from a local food store. There is no access to walking and cycling routes. There is a bus stop located on the A343 that has a limited service to Andover.
Environmental receptors	Most of the site is within a groundwater source protection zone (zone 1). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates a combination of grade 3a and grade 2. The site may be affected by road noise.
Flooding	There are very small parts of the site to the east and south that are in an area at risk of flooding from surface water (high probability). The central part of the site is indicated to potentially be susceptible to groundwater flooding below the surface, with the eastern and western parts of the site potentially susceptible to groundwater flooding at the surface.
Landscape and character	The site is adjacent to the A303 to the north, the A343 to the west and Salisbury Road to the south. The site is adjacent to some residential development to the south. Development in this location has the potential to affect the separation of Andover and Anna Valley.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site. Bawksbury Hillfort lies approximately 200 metres to the east of the site. Consideration would need to be given to the potential to affect the setting of Bury Hill scheduled monument.
Biodiversity and habitats	There is a SINC and BAP Priority Habitat adjacent to the site to the north. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Abbots Ann Church of England Primary School and John Hanson Community School (secondary).
Other on site considerations	The site is within a mineral consultation area. There is a public right of way running along the boundary of the site to the south.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for reducing the separation between settlements and potential challenges regarding appropriate access.

<b>Site Name</b>	11 Ox Drove	<b>SHELAA Ref</b>	14
<b>Site Area</b>	1.0 ha	<b>Site Capacity</b>	20



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Ox Drove. There may be challenges with providing an appropriate access due to the width of Ox Drove.
Accessibility	The site is between 1.6 and 5 kilometres of a primary school and within 800 metres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Locksbridge Road that has a regular service to Andover town centre.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available for the northern part of the site that indicates it to be in the 'other' land category. The site is located close to Walworth Business Park which has a mix of commercial uses, and land identified for an extension to the business park, that could be an issue for noise.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the north. The topography of the land changes across the site.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Vigo Primary School and Winton Community Academy (secondary)
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for challenges in providing appropriate access to the site due to the width of the road, the topography, and landscape sensitivity of the site.

<b>Site Name</b>	Land to the rear of Down House	<b>SHELAA Ref</b>	76
<b>Site Area</b>	2.5 ha	<b>Site Capacity</b>	80 dwellings

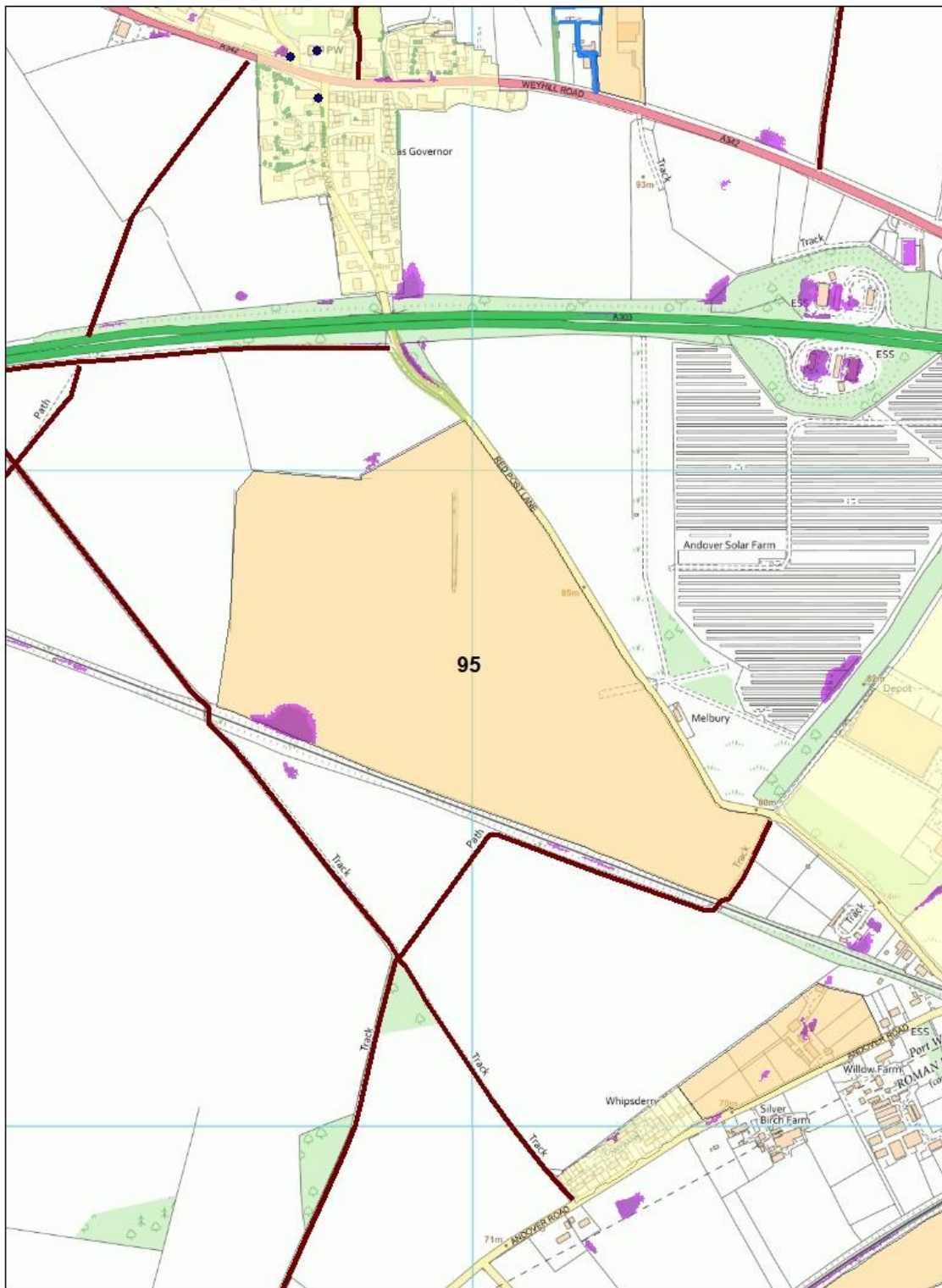


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from existing development in Picket Twenty..
Accessibility	The site is between 800 metres and 1.6 kilometres of a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on London Road that has a regular service to Andover and Basingstoke.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates that land falls within 'other' category.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the north, south and east. There are some TPOs adjacent to the site to the south.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a small area of BAP priority habitat adjacent to the site to the south. The site is within zones of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Pilgrims Cross Church Of England Aided Primary School and Winton Community Academy (secondary)
Other on site considerations	None identified.
Planning status	Pending planning application for 61 dwellings on part of site.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>

<b>Site Name</b>	Land at Red Post Lane, Andover	<b>SHELAA Ref</b>	95
<b>Site Area</b>	30.5 ha	<b>Site Capacity</b>	915 dwellings



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Theme/Topic	Assessment
Access	Access is likely to be via Red Post Lane. There may be challenges with providing an appropriate access.
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is not access to walking and cycling routes. Movement is constrained by a railway line to the southern boundary.</p> <p>There are no bus stops currently in the vicinity of the site.</p>
Environmental receptors	The site is within groundwater source protection zone 2. Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Part of the site may be affected by road due to its relationship with the A303.
Flooding	<p>A small part of the site is within an area at risk of flooding from surface water, towards the south western boundary.</p> <p>A small part of the site to the southwest is indicated to potentially be susceptible to groundwater flooding below the surface.</p>
Landscape and character	The site is offset from any existing settlement, on open land adjoining a railway line to the south (Ludgershall–Andover) and a solar farm to the north.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Amport school (primary) and John Hanson School (secondary).
Other on site considerations	A public right of way runs close to the southern site boundary.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for the scale of the site and relationship with the nearest settlements, challenges in providing appropriate access to the site and access to key facilities and services.</p>





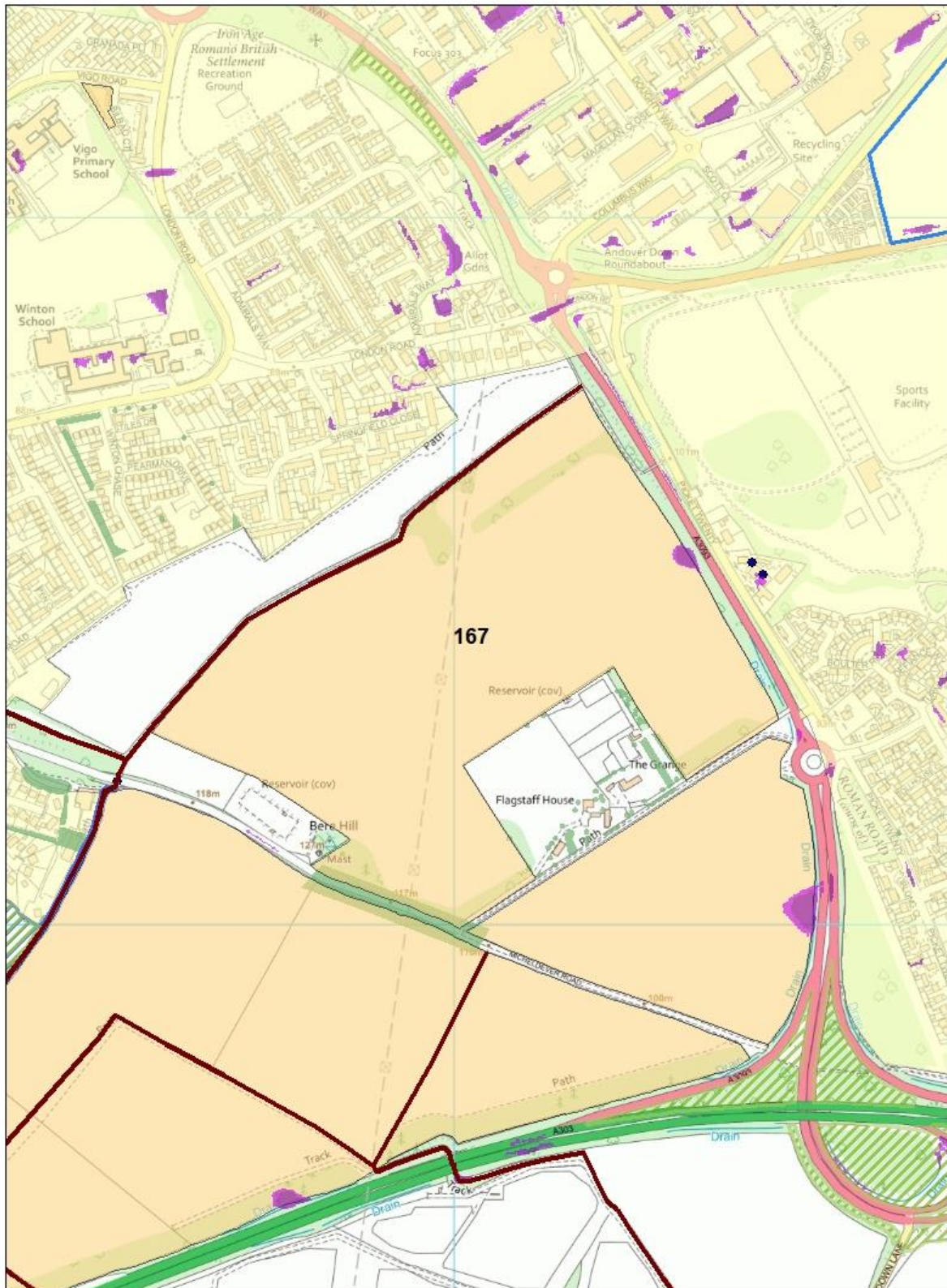
Theme/Topic	Assessment
Access	Vehicular access is likely to be from Short Lane.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is no access to walking and cycling routes. There is a bus stop located on Short Lane that has a regular service to Andover and Salisbury.
Environmental receptors	Based on the national dataset, the site is indicated to be grade 3 land in the agricultural land classification. The site may be affected by road noise.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the east. The site is adjacent to the A342 to the south. The site is outside the built up area of Andover. Development has the potential to affect the separation of Andover and Weyhill.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Portway Infant and Junior School (primary) and Harrow Way Community School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the relationship with the settlement and due to sensitivities to noise.



Theme/Topic	Assessment
Access	Vehicular access is likely to be from Finkley Road.
Accessibility	The site is within 800m of a primary school and local food store. There is access to walking and cycling routes to the west and south west. There is a bus stop at Finkley Farm Road that has a regular service to Andover town centre.
Environmental receptors	Based on the national dataset, the land is indicated to be grade 3 and 4 in the agricultural land classification. The north western area of the site is within groundwater source protection zone 2. The southern edge of the site is likely to be subject to noise from the railway line.
Flooding	A very small part of the site is within an area at risk of flooding from surface water. Part of the site is indicated to potentially be susceptible to groundwater flooding at the surface, towards the southern boundary.
Landscape and character	The site is adjacent to existing residential development to the west, where landscape sensitivity is lower. The topography of the land rises to the north east where landscape sensitivity becomes higher. The site may have the potential to affect a national landscape. The North Wessex Downs National Landscape boundary lies 200m north east of the site boundary.
Historic environment	There are no designated heritage assets identified within the site. There is a listed building lies within 200m of the boundary to the north east. An extensive Iron Age/Roman settlement is known within the site, as are two Bronze Age burial sites. There is a Roman Road along the northern boundary.
Biodiversity and habitats	There are no ecological designations within the site. There is a small pocket of BAP Priority Habitat adjoining Finkley Road, to the north of the site boundary. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Endeavour Primary School and Winton Community Academy (secondary). It is understood that there may be a potential to contribute to primary school capacity constraints for a site of this scale.
Other on site considerations	There is a public right of way crossing the site and another runs along the western boundary. There are overhead pylons crossing the site (east-west).
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred (not full extent)</b> A significant proportion of the site is considered to be preferred. The more elevated north eastern part of the site is not preferred due to its landscape and heritage sensitivities and relationship to the National Landscape.



<b>Site Name</b>	Land at Bere Hill, Andover	<b>SHELAA Ref</b>	167
<b>Site Area</b>	34ha	<b>Site Capacity</b>	450

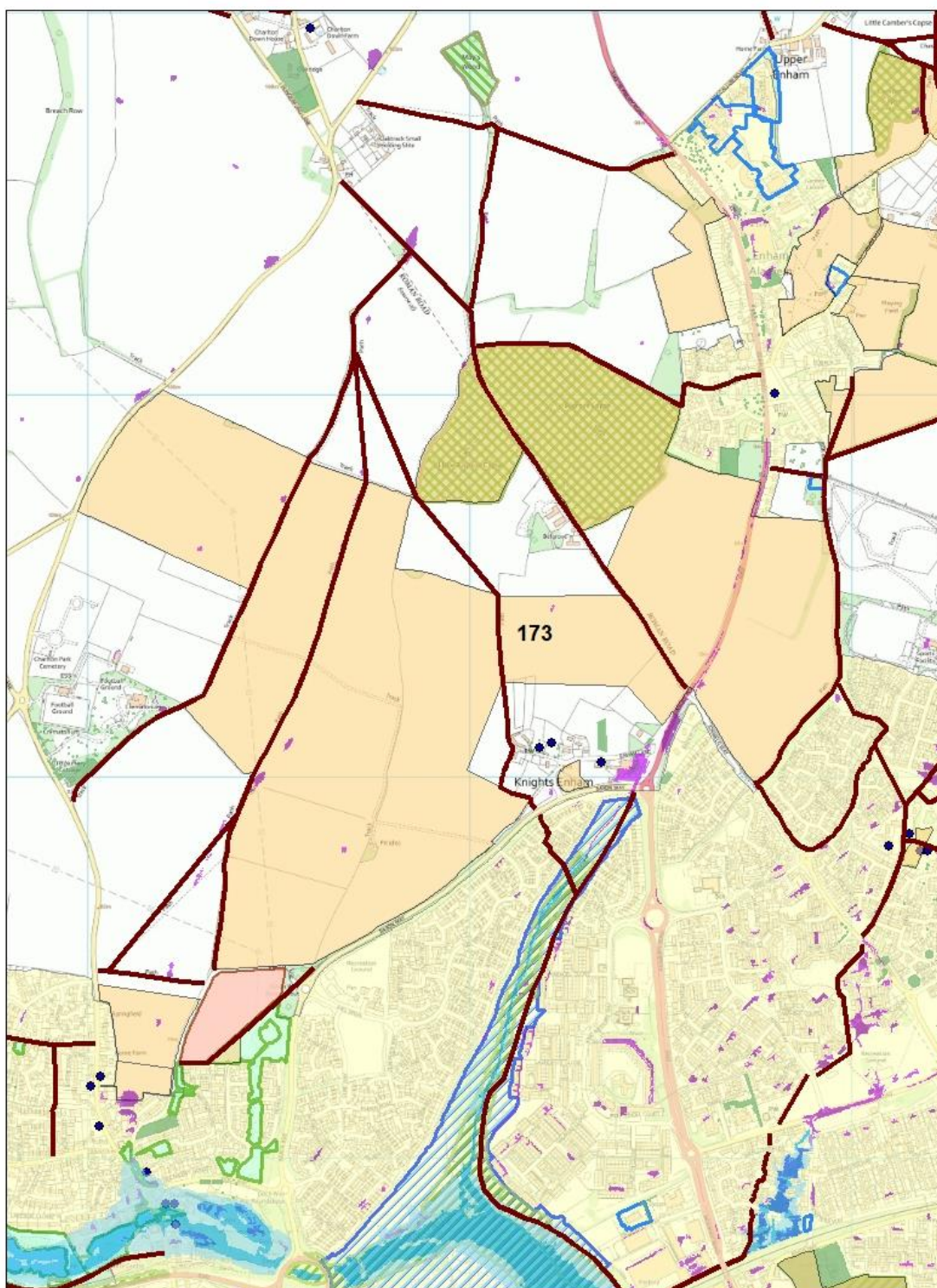


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from A3093 to the east of the site.
Accessibility	The site is between 800 meters and 1.6 kilometres from a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There is a bus stop located on Boulter Road that has a regular service to Andover town centre.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification, with small areas of 'urban' to the north. Published site specific information is available that indicates a combination of grades 3a and 3b. Part of the site may be affected by road noise.
Flooding	A very small part of the site on the eastern boundary is within an area identified as being at risk of flooding from surface water (high probability).
Landscape and character	The site is adjacent to existing residential development to the north, east and west. The site is within the 'open Chalklands' landscape character and comprises agricultural land that is open. There are TPO's within the site along the south western boundary.
Historic environment	There are listed buildings adjacent to the site to the east located across A3093. A listed iron bridge is located to the west of the site.
Biodiversity and habitats	There is BAP priority habitat within the site to the northeast and along the eastern and southern boundaries, and adjacent to the site to the northwest. The site is within zones of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Vigo Primary School and Winton Community Academy (secondary).
Other on site considerations	There are overhead pylons crossing the centre of the site from the south western corner to the north eastern corner. There is a public right of way running along the northern boundary of the site
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred (As part of a larger combined site)</b>

<b>Site Name</b>	Land at Manor Farm, Andover	<b>SHELAA Ref</b>	173
<b>Site Area</b>	154 ha	<b>Site Capacity</b>	1,000 dwellings

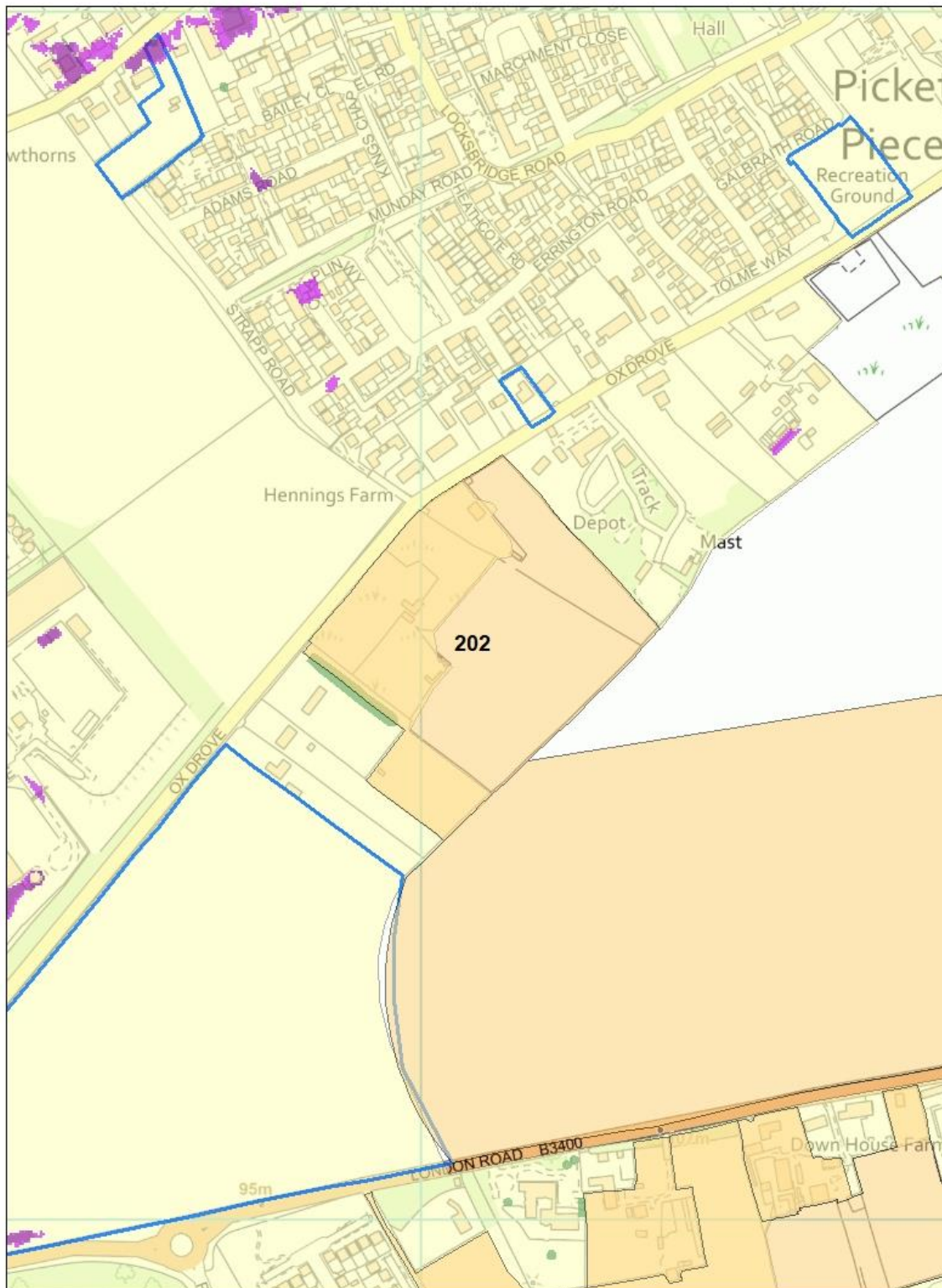


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Saxon Way.
Accessibility	The site is within 800m of a primary school and local food store. There is access to walking and cycling routes. There are bus stops at Kiel Drive to the south, and at Newbury Road to the east, that provide limited services to Andover town centre and to Newbury.
Environmental receptors	Based on the national dataset, the land is indicated to be grades 2 and 3 in the agricultural land classification. An area of the site to the east is within groundwater source protection zone 2.
Flooding	A small part of the site is within an area at risk of flooding from surface water (comprising a ribbon of land running north-south through centre of site, primarily low probability). Part of the site to the west is indicated to potentially be susceptible to groundwater flooding at the surface and part below the surface.
Landscape and character	The site adjoins residential development to the south. The topography rises to the north and landscape sensitivity rises towards the northern areas of the site, and towards the northern and western edges of the site. Development of the eastern areas of the site, within the Newbury Road corridor, has the potential to affect the separation of Andover and Enham Alamein.
Historic environment	There are designated heritage assets in the hamlet of Knights Enham to the south east and also within Charlton to the south west. There is a Roman Road within the site and to the north east boundary.
Biodiversity and habitats	There is an area of Ancient Woodland, which is also a SINCE, within the site to the north. There are areas of BAP Priority Habitat within the site around hedgerows and trees within the site to the east of Newbury Road and also towards the north west. There are trees and hedges to field boundaries throughout the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Knights Enham Primary School and Harrow Way Community School (secondary).
Other on site considerations	There are multiple public rights of way crossing the site and adjoining the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Preferred (not full extent)</b></p> <p>A significant proportion of the site is considered to be preferred. The more northern, eastern and western parts of the site are not preferred due to landscape sensitivities, potential implications on ecological assets (including the ancient woodland), reducing the separation between settlements, and potential implications on heritage assets (at Enham Alamein).</p>



<b>Site Name</b>	Andreena Land south of Ox Drove, Andover	<b>SHELAA Ref</b>	202
<b>Site Area</b>	5.1 ha	<b>Site Capacity</b>	152 dwellings

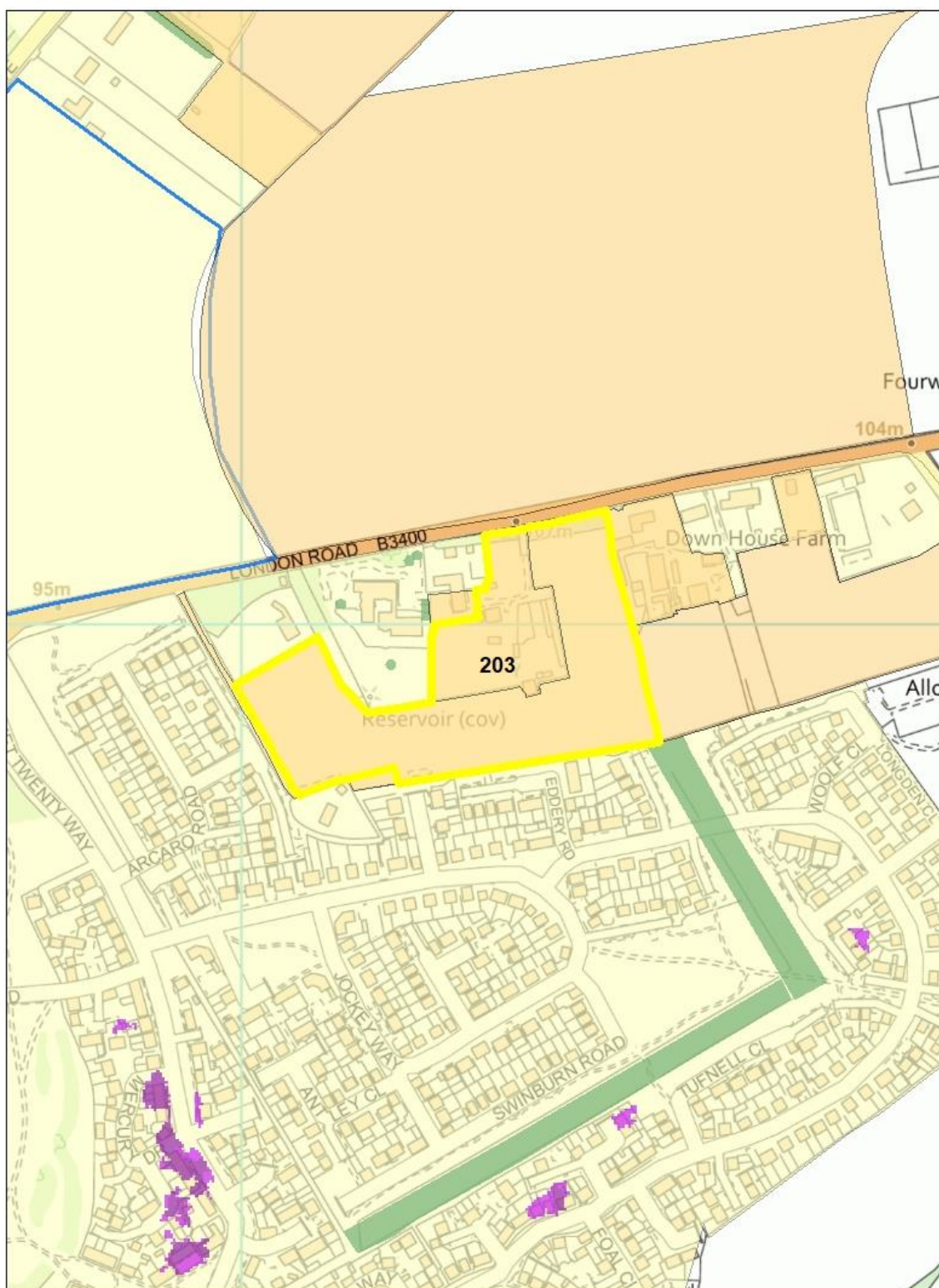


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Ox Drove. There may be challenges with providing an appropriate access due to the width of Ox Drove.
Accessibility	The site is between 800 metres and 1.6 kilometres of a primary school and within 800 metres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Locksbridge Road that has a regular service to Andover town centre.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available for the northern part of the site that indicates it to be in the 'other' land category. The site is located close to Walworth Business Park which has a mix of commercial uses, and land identified for an extension to the business park, that could be an issue for noise.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the north. The landscape is open and provides separation between Picket Piece and Picket Twenty.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Vigo Primary School and Winton Community Academy (secondary)
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for challenges in providing appropriate access to the site due to the width of the road, the topography, and landscape sensitivity of the site.

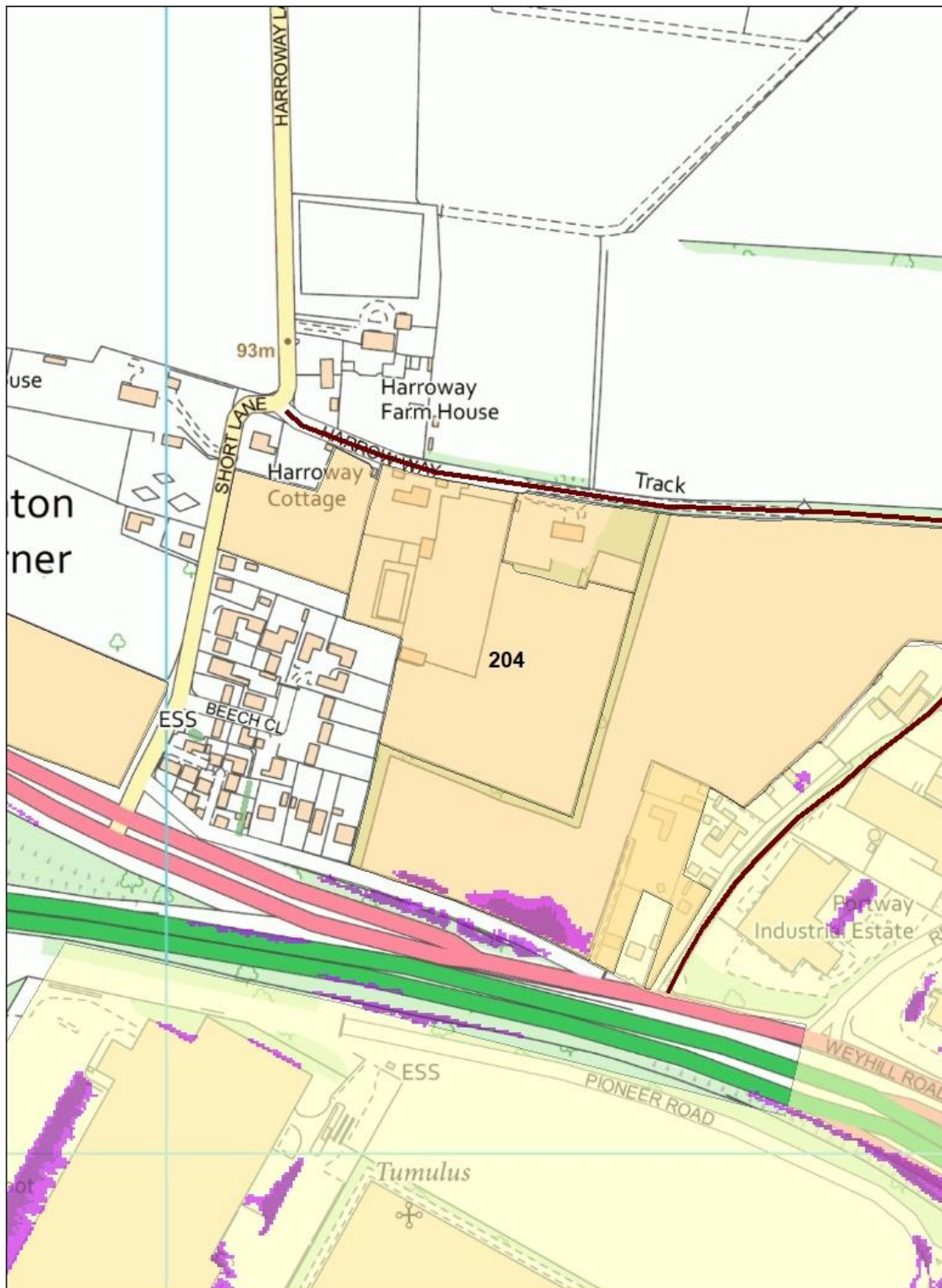
<b>Site Name</b>	Land at London Road, Andover	<b>SHELAA Ref</b>	203
<b>Site Area</b>	3.2 ha	<b>Site Capacity</b>	95 dwellings



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from existing development in Picket Twenty or from B3400 London Road.
Accessibility	The site is between 800m and 1.6 kilometres of a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on London Road that has a regular service to Andover town centre and Basingstoke.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates it to be in the 'other' land category.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the east, south and west. There are TPOs adjacent to the site to the southeast.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Pilgrims Cross Primary School and Winton Community Academy (secondary)
Other on site considerations	None identified.
Planning status	Pending planning application for 61 dwellings on part of site.
<b>Recommendation</b>	<b>Preferred (As part of a larger combined site)</b>

<b>Site Name</b>	Croft House, Andover	<b>SHELAA Ref</b>	204
<b>Site Area</b>	3.15 ha	<b>Site Capacity</b>	90 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Harrow Way, which is a public right of way and unlikely to be suitable. There may be challenges with providing an appropriate access were this site to come forward in isolation.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on the A342 that has a regular service to Andover town centre and Salisbury.
Environmental receptors	Most of the site is within a groundwater source protection zone (zone 2). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates the majority of the site is grade 3a land with areas of 'Other' land to the north. Part of the site may be affected by road noise.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the west. Harrow Way public right of way runs to the north of the site. There is potential to reduce the separation between Andover and Penton Corner.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Portway Infant and Junior School (primary) and Harrow Way Community School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	None identified.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>

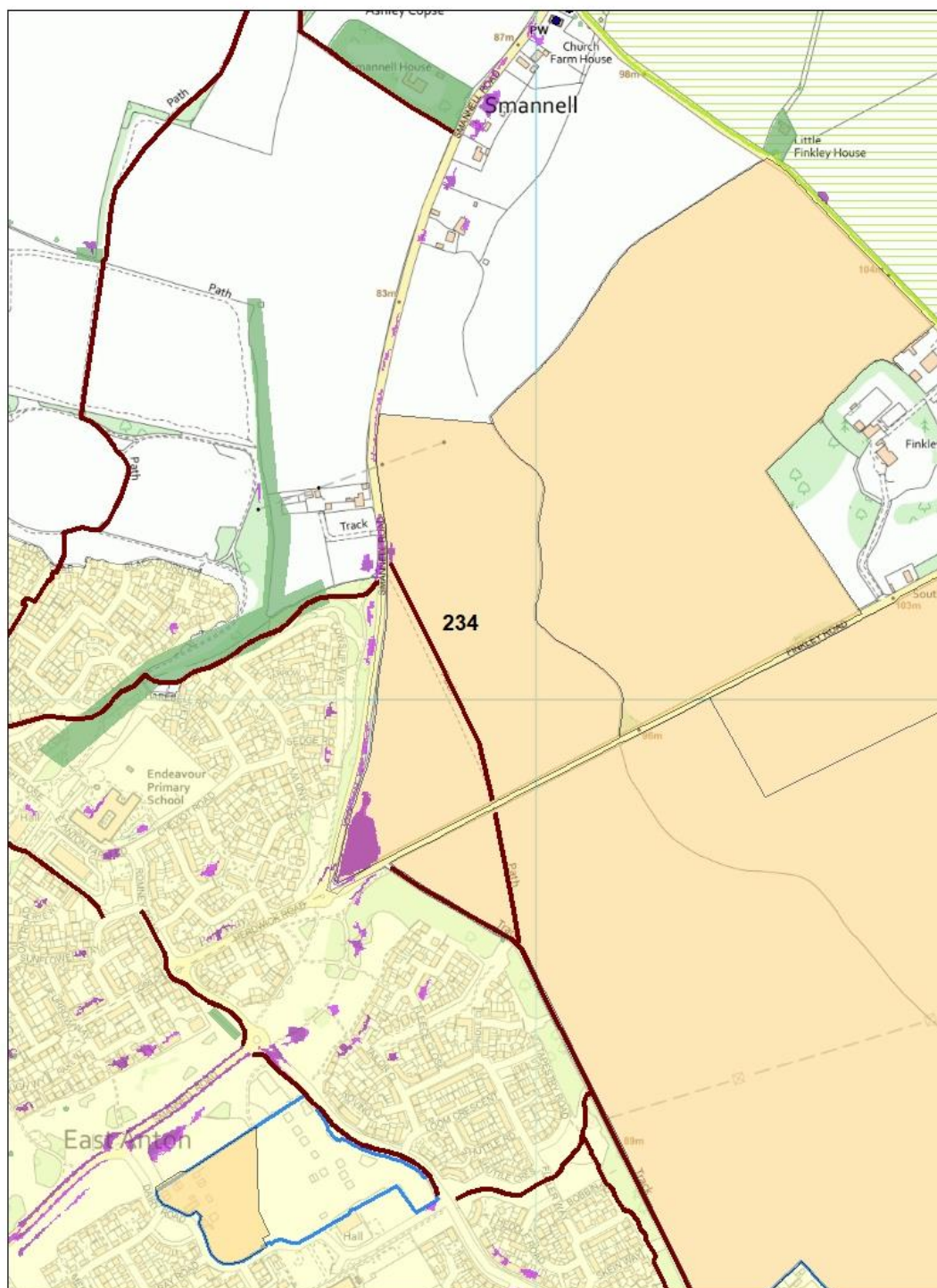


Theme/Topic	Assessment
Access	Vehicular access is likely to be from Finkley Road. There may be challenges with providing an appropriate access due to the scale and location of the site, with Finkley Road being narrow.
Accessibility	The site is within 800 metres and 1.6 kilometres from a primary school and local food store. There is no access to walking and cycling routes. There is a bus stop at Finkley Farm Road that has a regular service to Andover town centre.
Environmental receptors	Based on the national dataset, the land is indicated to be grade 3 in the agricultural land classification. Published site specific information is available that indicates grade 3a with smaller areas of grade 3b land. A small area of the site to the north west is within groundwater source protection zone 2. The southern edge of the site is likely to be subject to noise from the railway line.
Flooding	A small part of the site is within an area at risk of flooding from surface water, to the south.
Landscape and character	The site is remote from settlement of Andover, which lies to the west. There is existing residential development at Picket Piece to the south of the railway line which runs along the southern site boundary. The topography rises to the north and north east and landscape sensitivity is high across most of the site. The site has the potential to affect the national landscape designation, adjacent to the northern boundary.
Historic environment	There are two designated heritage assets identified within the site towards the east, both are scheduled monuments, comprising a Roman Villa and a Devils Ditch. There is a Roman Road along the northern boundary and a listed building lies within 100m of the boundary to the north.
Biodiversity and habitats	There are two areas of BAP Priority Habitat within the site and a further area north of the site boundary. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Endeavour Primary School and Winton Community Academy (secondary). It is understood that there may be a potential to contribute to cumulative school capacity constraints.
Other on site considerations	There are overhead pylons crossing the site (east-west) and a railway line adjoins the southern boundary.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not Preferred</b> When accounting for the scale of the site and landscape sensitivity, impact on protected landscapes and relationship with the settlement. Also when accounting for challenges in providing appropriate access to the site, the

	potential implications on heritage assets and access to key facilities and services.
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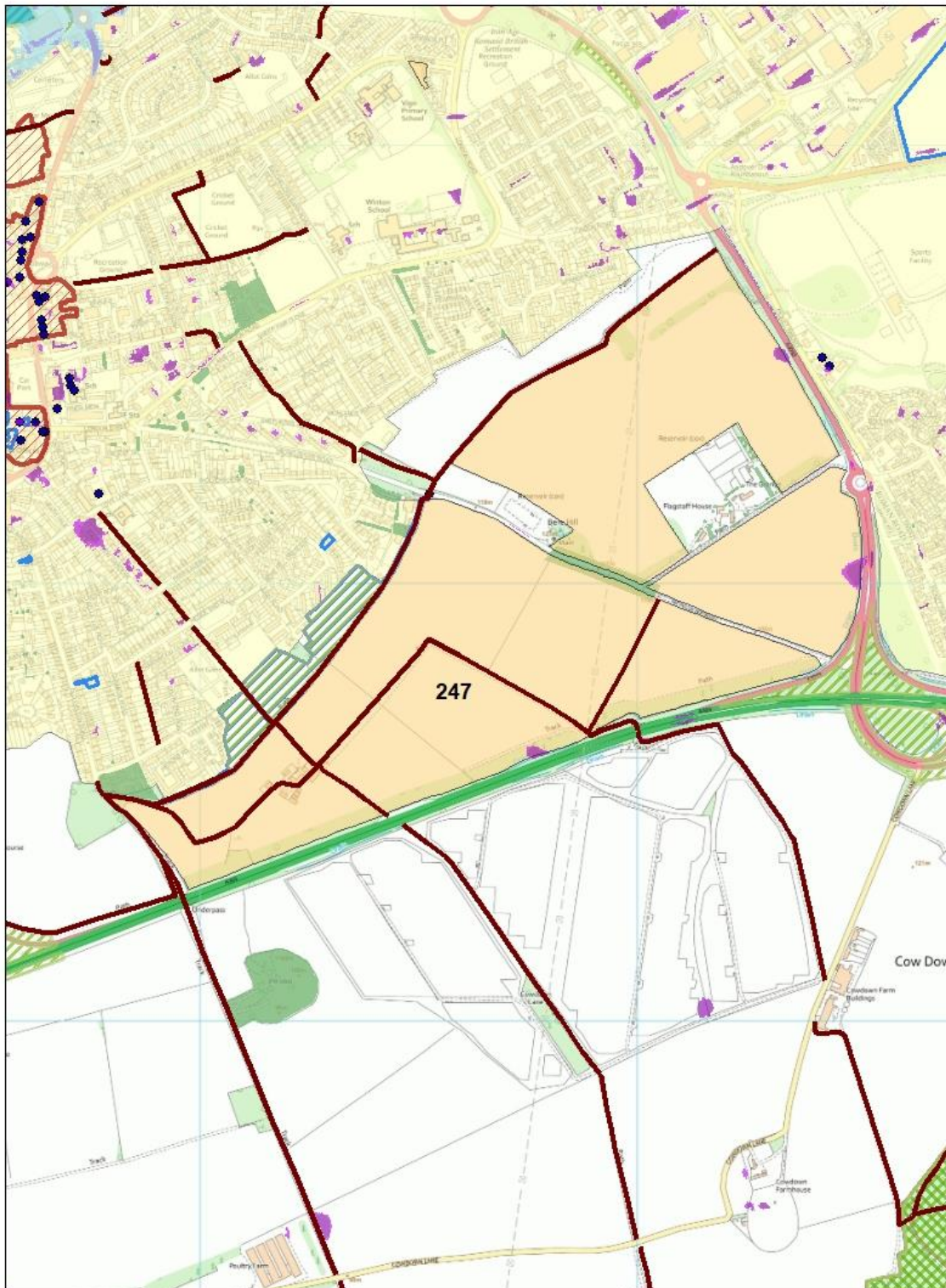
<b>Site Name</b>	Land east of Smannell Road, Andover	<b>SHELAA Ref</b>	234
<b>Site Area</b>	14.4 ha	<b>Site Capacity</b>	350 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Smannell Road.
Accessibility	The site is within 800m of a primary school and local food store. There is access to walking and cycling routes. There are bus stops at Sunflower Way to the west, that provide limited services to Andover town centre.
Environmental receptors	Based on the national dataset, the land is indicated to be grades 3 in the agricultural land classification. Published site specific information is available that indicates the majority of the site is grade 3a with a smaller area of grade 3b land. The site is within groundwater source protection zone 2.
Flooding	A part of the site to the south west is within an area at risk of flooding from surface water. Part of the site to the west is indicated to potentially be susceptible to groundwater flooding at the surface and below the surface.
Landscape and character	The site adjoins residential development to the west, where landscape sensitivity is lower. The topography rises to the east. Development has the potential to affect the separation of Andover and Smannell.
Historic environment	There are no designated heritage assets on or adjoining the site. There is a Roman Road the south of the site boundary (Finkley Road).
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. There are trees and hedges to the field boundaries. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Smannell and Enham Primary School and Winton Community Academy (secondary). It is understood that there may be a potential to contribute to cumulative school capacity constraints.
Other on site considerations	There is a public right of way crossing the site. There are overhead pylons on site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>

<b>Site Name</b>	Land at Bere Hill Farm, Andover	<b>SHELAA Ref</b>	247
<b>Site Area</b>	31.5 ha	<b>Site Capacity</b>	700 dwellings

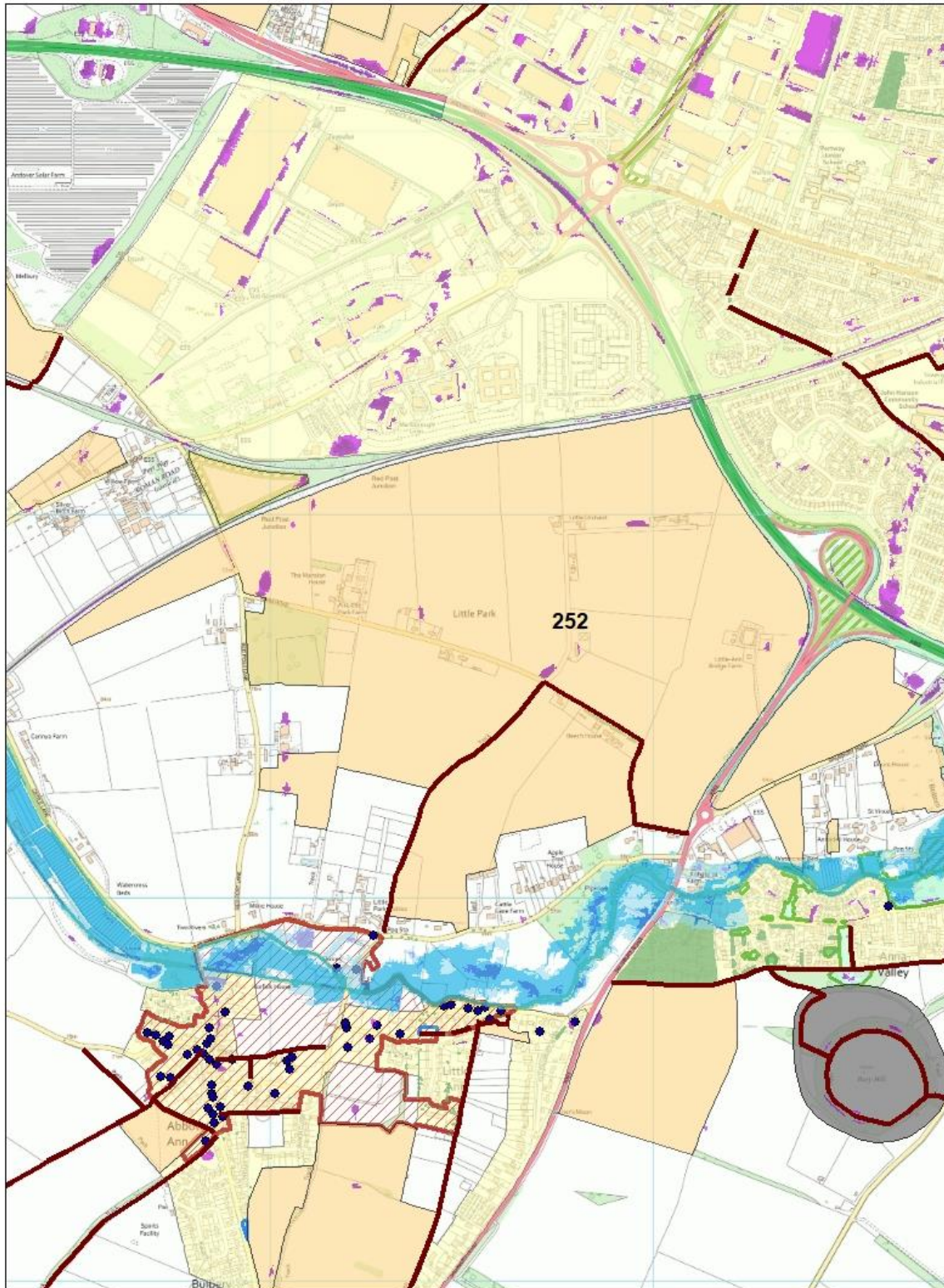


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from the A3093 across adjacent land to the east. In isolation there would be challenges with proving an appropriate access.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and within 800 metres from a local food store. There is access to walking and cycling routes. There are bus stops located on London Road and the A3093 that have a regular service to Andover town centre and Winchester.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification, with an area in the 'urban' category along the northwestern part of the site. Published site specific information is available that indicates a combination of grade 3a and 3b. Part of the site may be affected by road noise.
Flooding	A small part of the site along the southern boundary is within an area at risk of flooding from surface water (high probability).
Landscape and character	The site is adjacent to existing residential development to the northwest. The site is large and open. The site is predominantly defined by arable agriculture. There are TPOs on the site boundaries to the northeast and northwest.
Historic environment	The site is adjacent to a Grade II Listed Iron Bridge.
Biodiversity and habitats	There is a LNR (Ladies Walk Local Nature Reserve) and SINC adjacent to the site to the northwest. There is BAP Priority Habitat adjacent to the site to the north, northwest and west. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Part of the site is within the catchment of Anton Infant School (primary) and Winton Community Academy (secondary).
Other on site considerations	There are overhead lines crossing the site. There are public rights of way crossing the site.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>



<b>Site Name</b>	Littlebridge, Andover	<b>SHELAA Ref</b>	252
<b>Site Area</b>	159.9 ha	<b>Site Capacity</b>	2,000 dwellings

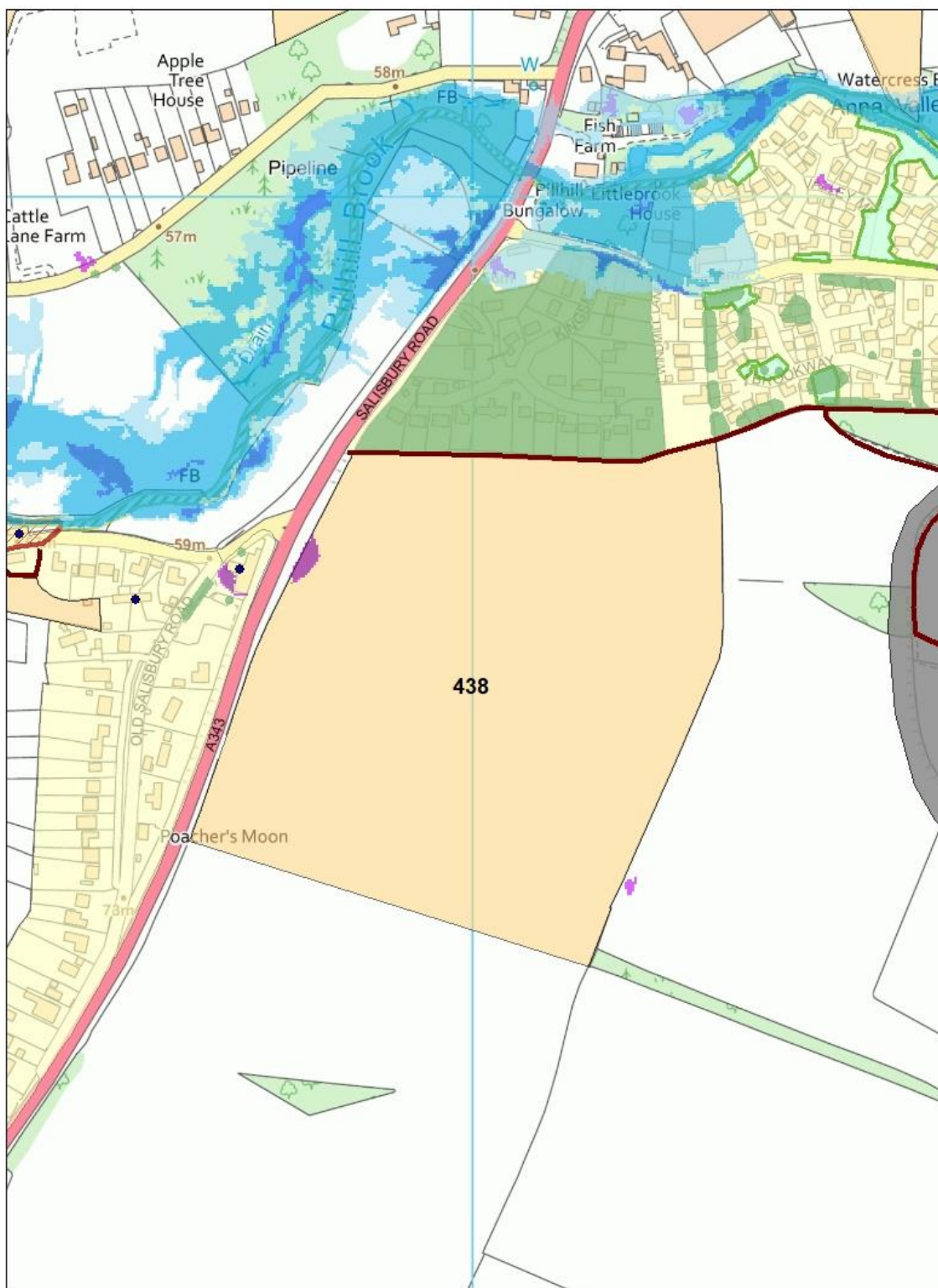


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from the A343. There may be challenges with providing an appropriate access due to the proximity of the site to the A303 and the junction with the A343, and rural narrow roads.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is no direct access to walking and cycling routes. There is a bus stop located on the A343 that has a limited service to Andover.
Environmental receptors	Part of the site to the east is within a groundwater source protection zone (zones 1 and 2). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification, with an area in the 'urban' category along the northern part of the site. Published site specific information is available that indicates a combination of grade 2 and grade 3a. Part of the site may be affected by road noise.
Flooding	There are very small parts of the site that are in an area at risk of flooding from surface water across the site (high probability). Part of the site to the south and west is indicated to potentially be susceptible to groundwater flooding below the surface, with small areas susceptible to groundwater flooding at the surface.
Landscape and character	The site is adjacent to the A303 to the east and the railway line to the north. The site is predominantly defined by arable agriculture. There is some existing dispersed residential development within the site. Development in this location has the potential to affect the separation of Andover and Anna Valley, Little Ann and Abbots Ann to the south. The site is large and open. The site has high overall landscape sensitivity, particularly the elevated and open land in the western and central parts of the parcel. These are characterised by considerable openness and intervisibility which elevate it's sensitivity. There is a TPO within the site.
Historic environment	The site is adjacent to a conservation area to the south. There is a listed building adjacent to the site to the south.
Biodiversity and habitats	There is a SINC adjacent to the site to the north and east. There is a small area of BAP Priority Habitat within the site to the west, and adjacent to the site to the south. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Abbots Ann Church of England Primary School and John Hanson Community School (secondary).
Other on site considerations	Part of the site to the south is within a mineral consultation area. There is a public right of way within the site.
Planning status	No pending planning applications.

<b>Recommendation</b>	<b>Not preferred</b> When accounting for access, landscape sensitivity and separation between Andover and Abbots Ann and Anna Valley.
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<b>Site Name</b>	Land south of Anna Valley	<b>SHELAA Ref</b>	438
<b>Site Area</b>	34.7 ha	<b>Site Capacity</b>	700



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Theme/Topic	Assessment
Access	Access is likely to be via Salisbury Road (A343).
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking routes via the public right of way network. There are bus stops located on Salisbury Road, which provide a service to Peter Symonds College.
Environmental receptors	Based on the national dataset, indicated to be grade 3 and 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water, this relates to a very small area to the north west of high, medium and low risk. Part of the site, towards the north west, is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	There is existing residential development to the north and to the west of Salisbury Road. Site has potential to affect coalescence between the settlements of Little Ann and Anna Valley. There is a group TPO to the north of the site boundary.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site. Bury Hill Ring Scheduled Monument lies approximately 150m to the east. There is a listed building to the west of the site (west of Salisbury Road), namely Poplar Farm Inn (grade II).
Biodiversity and habitats	There is BAP priority habitat within and adjacent to the site. This includes a small woodland area within the site, as well as additional woodland areas to the south and west, as well as to the east. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Abbots Ann Primary School and John Hanson Community School (secondary).
Other on site considerations	Part of the site is within a mineral consultation area (towards the north). There is a public right of way running along the northern boundary of the site.
Planning status	No pending planning
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the scale and relationship with the settlement.

<b>Site Name</b>	Land at Cherrywell Bottom, Anna Valley	<b>SHELAA Ref</b>	478
<b>Site Area</b>	3.41 ha	<b>Site Capacity</b>	Not provided



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Salisbury Road.
Accessibility	The site is within 800 metres of a primary school and within 800 metres of a local food store. There is not access to walking and cycling routes. There are bus stops located on Salisbury Road, which provide a service to Peter Symonds College.
Environmental receptors	The site is within a groundwater source protection zone (zones 1, 2, and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. The site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is located away from the built up area, with scattered residential development in the vicinity to the south and west. The site has potential to affect coalescence between the settlements of Andover and Anna Valley.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site. Bawksbury Hillfort Scheduled Monument is just over 200m to the north east.
Biodiversity and habitats	There is BAP priority habitat within and adjacent to the site to the east. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Abbots Ann Primary School and John Hanson Community School (secondary).
Other on site considerations	The majority of the site falls within a mineral consultation area.
Planning status	No pending planning
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the relationship with the settlement.



<b>Site Name</b>	Land at Salisbury Road, Anna Valley	<b>SHELAA Ref</b>	123
<b>Site Area</b>	1.6 ha	<b>Site Capacity</b>	60 dwellings

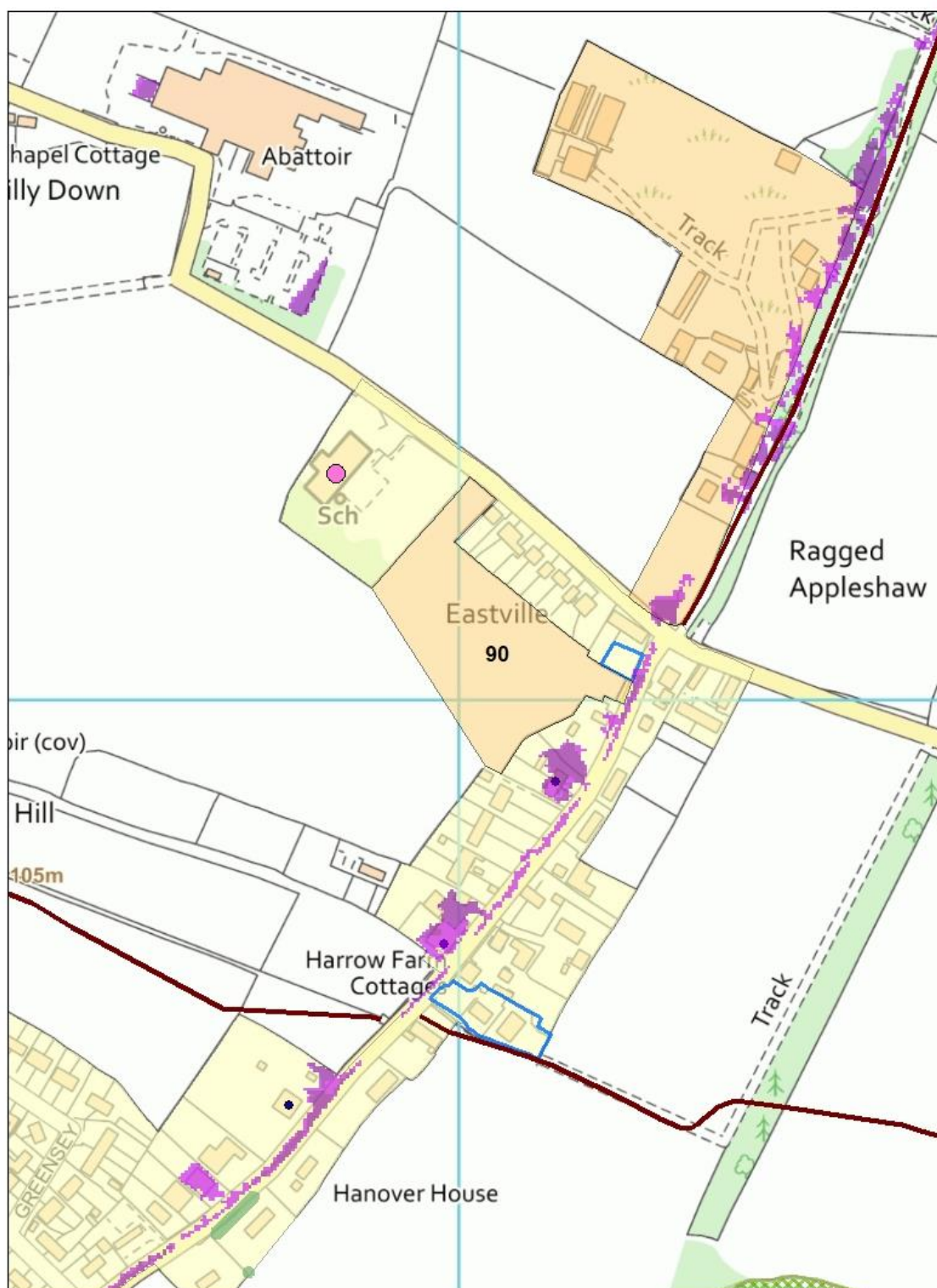


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Salisbury Road to the north of the site.
Accessibility	<p>The site is between 800 metres and 1.6 kilometres from a primary school and within 800 metres of a local convenience store. There is not access to walking and cycling routes.</p> <p>There are bus stops located on Salisbury Road, which provide a service to Peter Symonds College.</p>
Environmental receptors	The site is within a groundwater source protection zone (zones 1, 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	Part of the site is within an area at risk of flooding from surface water and rivers. A small portion of the south of the site is within flood risk zones 2 and 3 for flooding from rivers. There are very small areas indicated to be of low risk for flooding from surface water. The site is indicated to potentially be susceptible to groundwater flooding at the surface.
Landscape and character	The site is close to a designated local green space, which is beyond the river to the south of the boundary.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a SINC and BAP priority habitat adjacent to the site. The site is located within the zone of influence for Solent SAC (nutrients).
Education infrastructure	Within the catchment of Abbots Ann Primary School and John Hanson Community School (secondary).
Other on site considerations	Part of the site falls within a mineral consultation area.
Planning status	No pending planning
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for the relationship with the settlement and access to key facilities and services.</p>

<b>Site Name</b>	Land South of Eastville, Appleshaw	<b>SHELAA Ref</b>	90
<b>Site Area</b>	1.32 ha	<b>Site Capacity</b>	40 dwellings

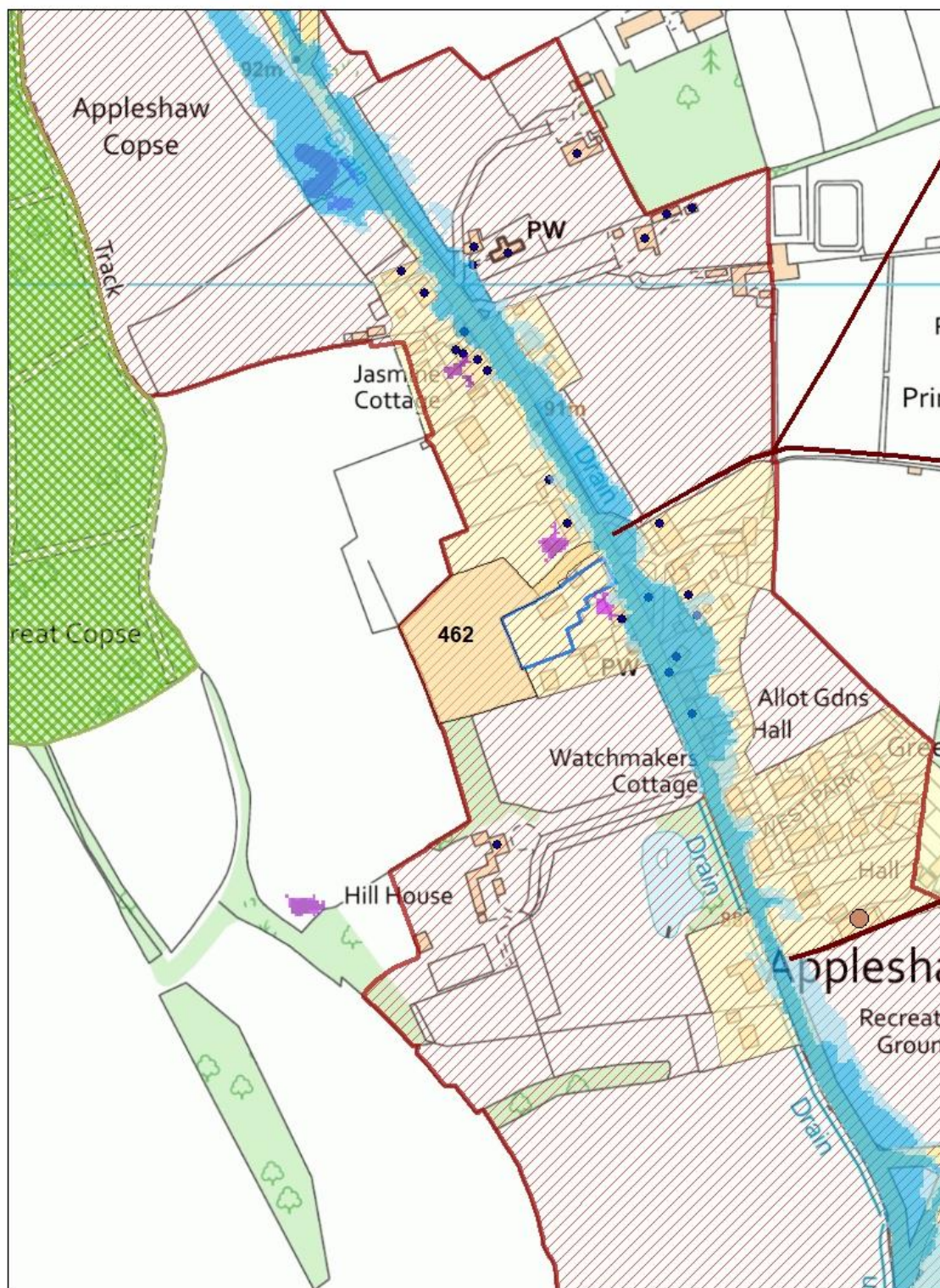


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from Eastville.
Accessibility	The site is within 800 metres of a primary school and between 1.6 and 5 kilometres from a local food store. There is access to walking routes. There is a bus stop located in Ragged Appleshaw with no service. There is a bus stop located on Andover Road (A342), some distance from the site, that has a regular service to Andover/Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the north and east, with a school to the west. The land rises gradually to the north west.
Historic environment	There is a listed building adjacent to the site to the south west (Queen Anne Cottage, grade II).
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Appleshaw St Peter's Primary and Harrow Way Community School (secondary).
Other on site considerations	None identified
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred</b>



<b>Site Name</b>	Land west of Appleshaw, Appleshaw	<b>SHELAA Ref</b>	462
<b>Site Area</b>	0.67 ha	<b>Site Capacity</b>	17 dwellings

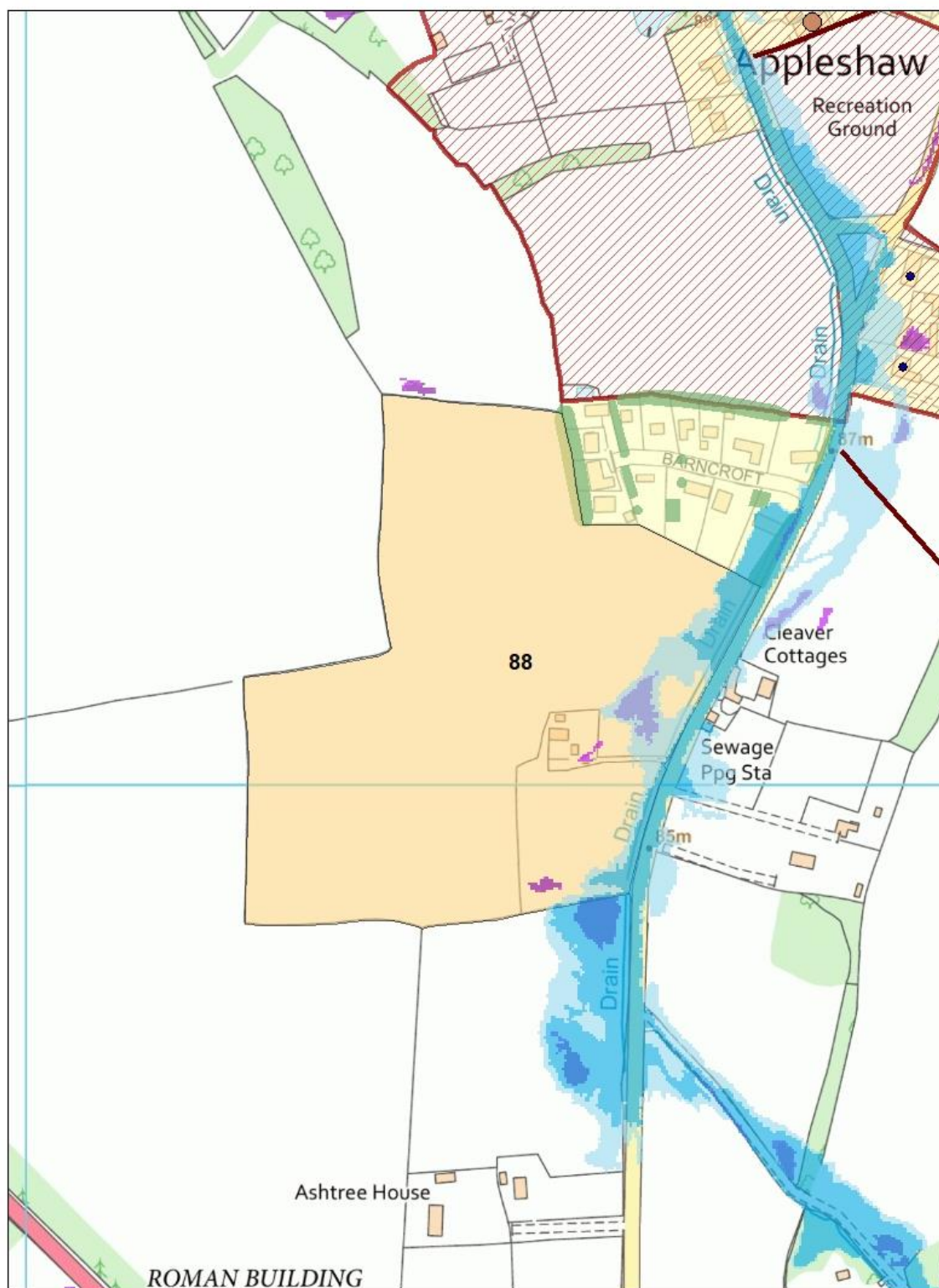


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Biddesden Bottom Road via the access between the Old Vicarage and Old Vicarage Cottages.
Accessibility	<p>The site is between 800 metres and 1.6 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is not access to walking and cycling routes.</p> <p>There is a bus stop located on Biddesden Bottom Road with no service. There is a bus stop located on Andover Road (A342), some distance from the site, that has a regular service to Andover/Salisbury.</p>
Environmental receptors	The site is within a groundwater source protection zone (zones 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	A very small part of the site is within an area at risk of flooding from rivers (in the north east, where the site boundary meets the highway), in addition to the section of the highway that is likely to provide the site access. This is a combination of flood risk zones 2 and 3. Part of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the east. Site is on rising open land adjacent to, and to the rear of, the existing village development.
Historic environment	The site is wholly within the Appleshaw conservation area. There is a listed building adjacent to the site (The Old Vicarage, grade II*), with additional listed buildings in the vicinity to the east.
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within zones of influence for Solent SACs (nutrients).</p>
Education infrastructure	Within the catchment of Appleshaw St Peter's Primary and Harrow Way Community School (secondary).
Other on site considerations	None identified
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for constraints within the site, including in relation to heritage, the capacity is anticipated to fall below 10 dwellings.</p>

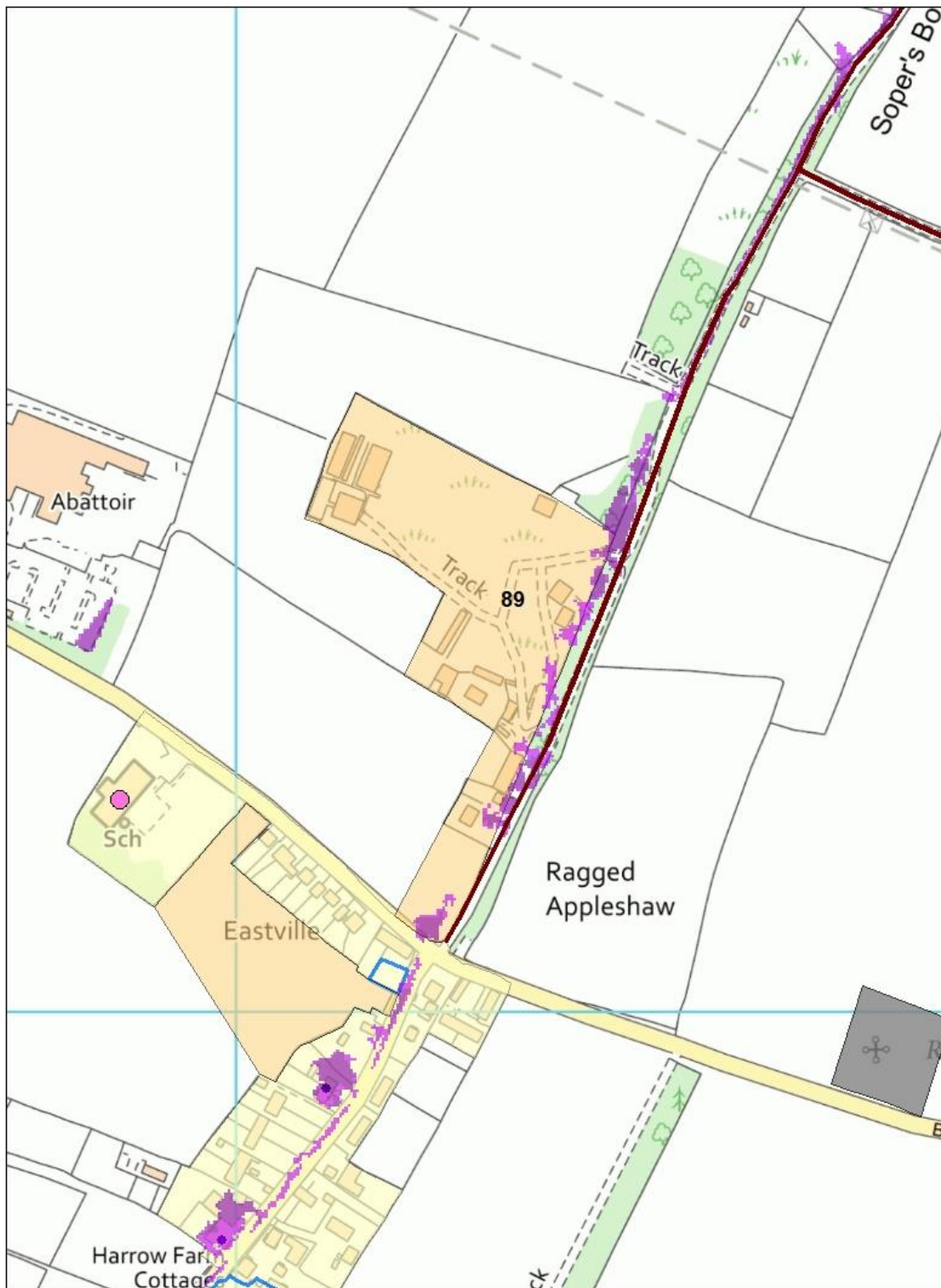
<b>Site Name</b>	Land south of Appleshaw, Appleshaw	<b>SHELAA Ref</b>	88
<b>Site Area</b>	10.3 ha	<b>Site Capacity</b>	306 dwellings



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Theme/Topic	Assessment
Access	Access is likely to be from Biddesden Bottom Road.
Accessibility	The site is within 800 metres of a primary school and between 1.6 and 5 kilometres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Andover Road (A342) that has a regular service to Andover/Salisbury.
Environmental receptors	The site includes a small area indicated to be a former landfill site. The site is within a groundwater source protection zone (zones 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	Part of the site is within an area at risk of flooding from surface water and rivers. There are areas within flood risk zones 2 and 3 towards the east of the site, including along the adjacent Biddesden Bottom Road. There are areas of high, medium and low risk of flooding from surface water towards the east of the site.
Landscape and character	The site is adjacent to existing residential development to the north and includes a cluster of buildings. It is a large site which has an open character on the southern edge of the village. There are TPOs on the site boundary to the north east.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site. The Appleshaw conservation area is close to the north of the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Appleshaw St Peter's Primary and Harrow Way Community School (secondary).
Other on site considerations	The site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the scale and relationship with the settlement, access to key facilities and services, and the risk of flooding (flood zone 2/3 at access and to frontage).

<b>Site Name</b>	Land north of Eastville Road, Appleshaw	<b>SHELAA Ref</b>	89
<b>Site Area</b>	3.1 ha	<b>Site Capacity</b>	100 dwellings

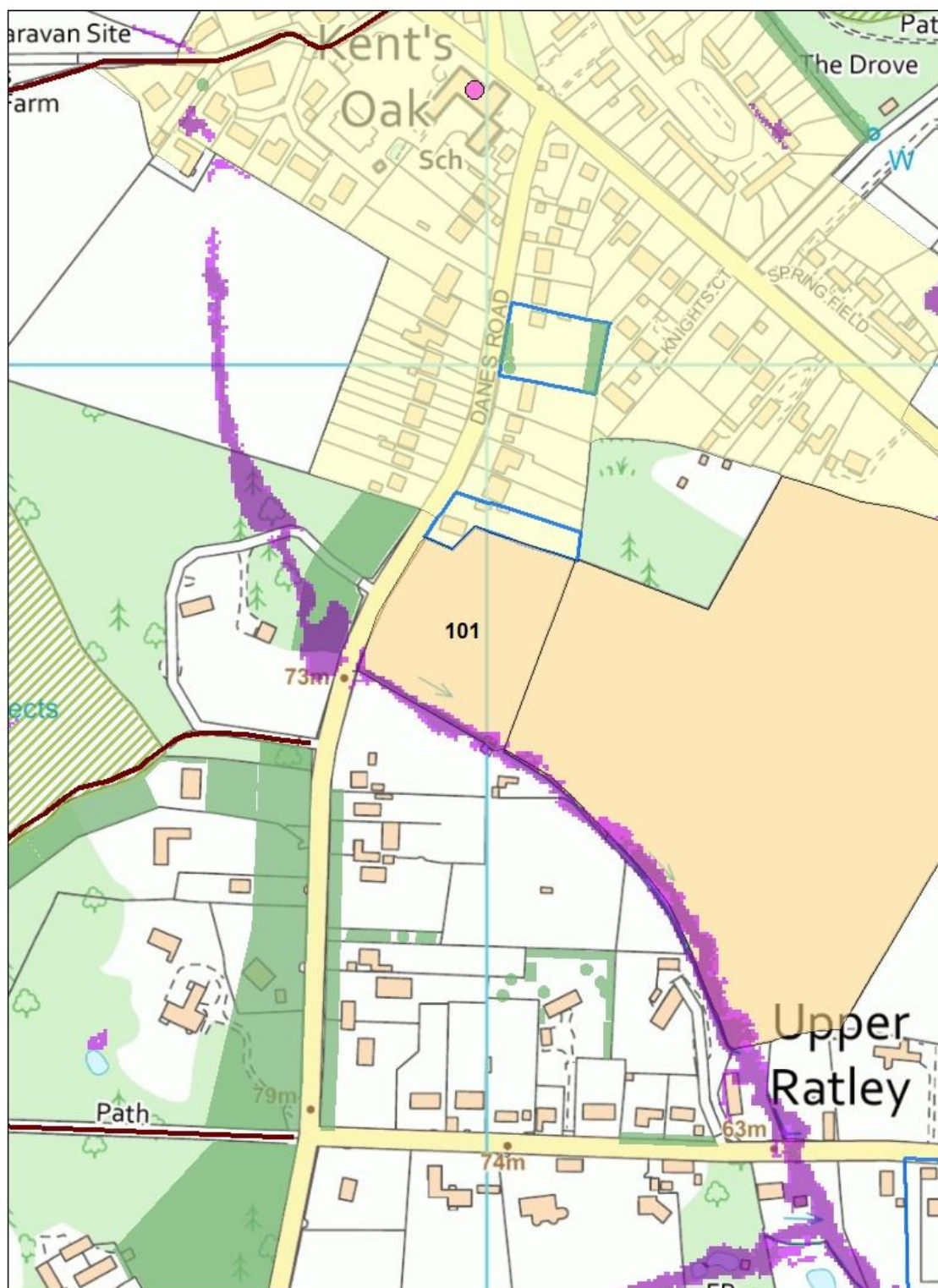


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Theme/Topic	Assessment
Access	Vehicular access is likely to be via a single lane track, to join Back Lane, Appleshaw. The track is also a public right of way. There may be challenges with providing an appropriate access.
Accessibility	The site is within 800 metres of a primary school and between 1.6 and 5 kilometres from a local food store. There is access to walking routes. There is a bus stop located in Ragged Appleshaw with no service. There is a bus stop located on Andover Road (A342), some distance from the site, that has a regular service to Andover/Salisbury.
Environmental receptors	The site includes an area indicated to be a former landfill site towards the north east. Part of the site is within a groundwater source protection zone (zone 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site is located close to an abattoir that could be an issue for noise.
Flooding	Part of the site is within an area at risk of flooding from surface water, this includes high, medium and low risk areas along the east of the site. Part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is close to existing residential development to the south, with some existing development within the site including housing. It is offset from the settlement edge and would extend into the countryside. It has the potential to affect the setting of the North Wessex Downs National Landscape.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site, however there is a Roman Villa which is a scheduled monument within 300 metres to the east.
Biodiversity and habitats	There is BAP priority habitat within and adjacent to the site to the east and north east. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Appleshaw St Peter's Primary and Harrow Way Community School (secondary).
Other on site considerations	There is a public right of way running along the eastern boundary of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the relationship with the settlement and challenges in providing appropriate access to the site.

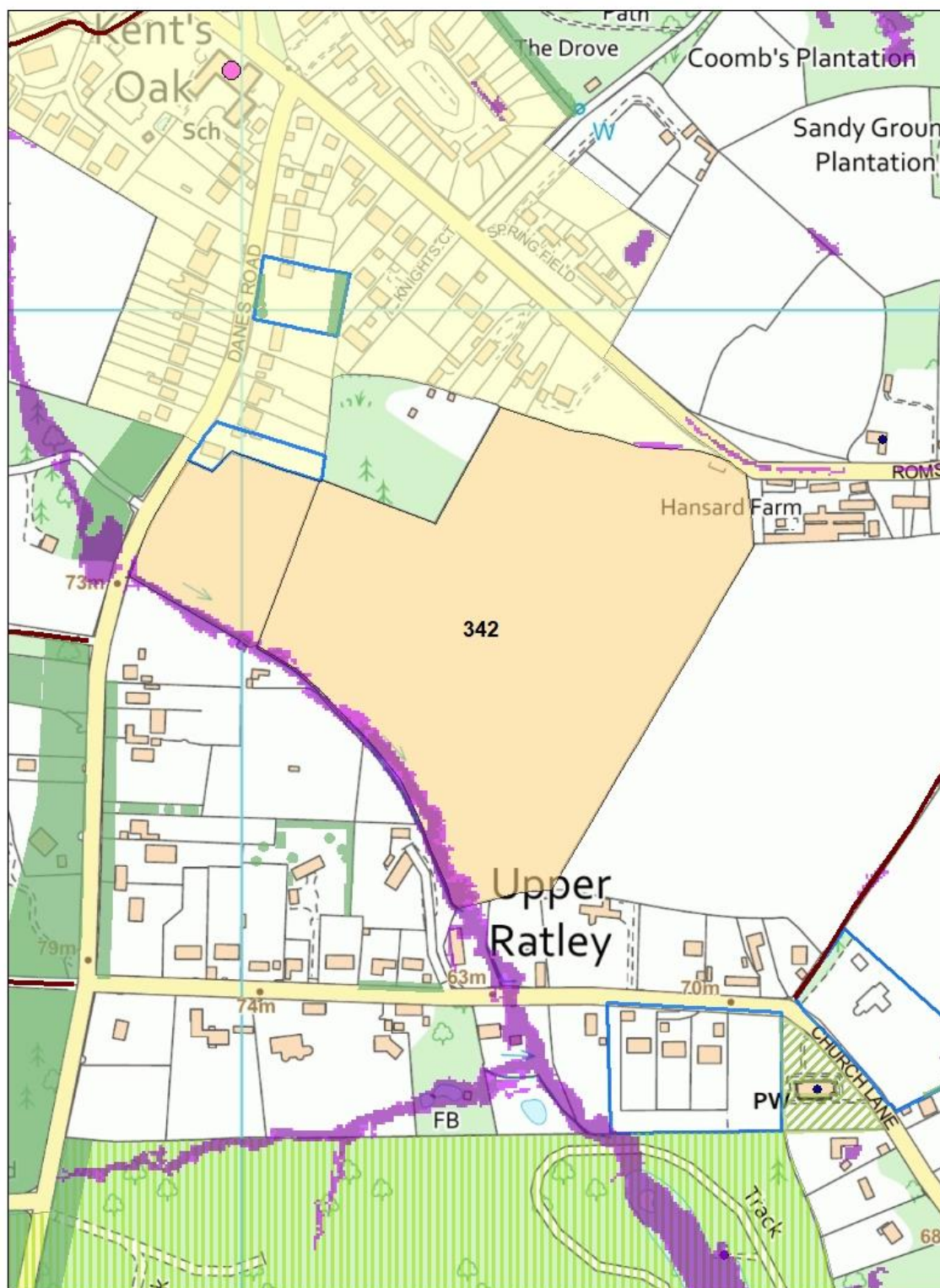
<b>Site Name</b>	Land at Danes Road, Awbridge	<b>SHELAA Ref</b>	101
<b>Site Area</b>	1.1 ha	<b>Site Capacity</b>	10 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Danes Road.
Accessibility	The site is within 800 metres of a primary school. The site is between 1.6 and 5 kilometres from a local food store. There is access to walking routes. There is a bus stop located on Romsey Road that has a limited service to Romsey and Stockbridge.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	A small part of the site on the southern boundary is within an area at risk of flooding from surface water, with areas in the high, medium and low risk band.
Landscape and character	There is existing residential development to the north and south of the site. Development has the potential to reduce the gap between Kents Oak and Upper Ratley. The land rises up to the north of the site and is visually prominent due to the topography.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Awbridge Primary School and the Romsey Academy (secondary).
Other on site considerations	The site falls within a mineral consultation area. There are overhead wires crossing the site.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the topography of the site and impact on settlement character.

<b>Site Name</b>	Land south of Romsey Road, Awbridge	<b>SHELAA Ref</b>	342
<b>Site Area</b>	7.0 ha	<b>Site Capacity</b>	20 dwellings

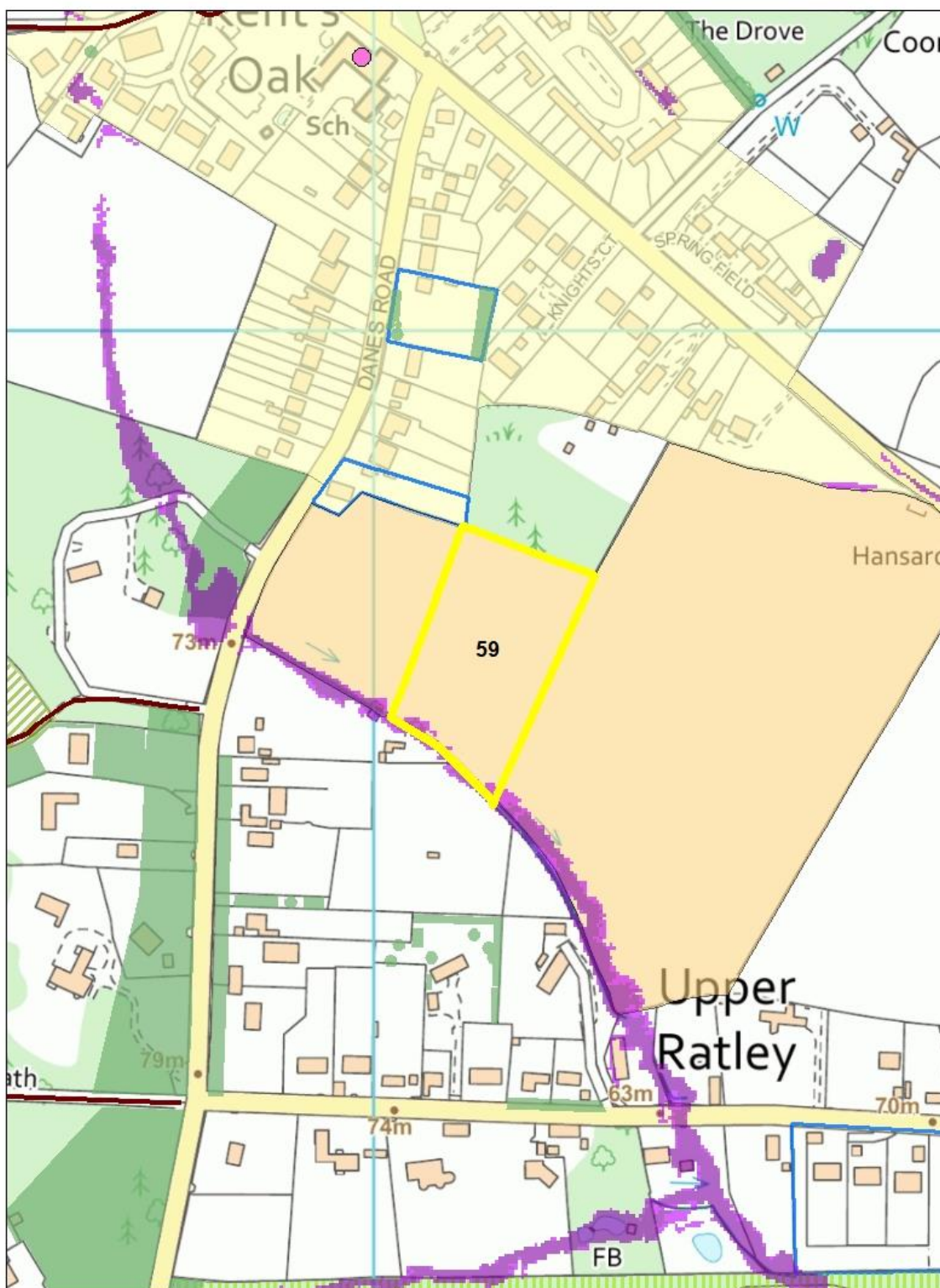


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Romsey Road.
Accessibility	The site is within 800 metres of a primary school and is between 1.6 and 5 kilometres from a local food store. There is no direct access to walking and cycling routes. There is a bus stop located on Romsey Road that has a limited service to Romsey and Stockbridge.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	A small part of the site along the southern boundary is within an area at risk of flooding from surface water, with areas of high, medium and low risk, as well as some low risk areas indicated in the centre of the site. A small part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	There is existing residential development and a farm to the north and residential development to the south of the site. The site is large and open. Development has the potential to reduce the gap between Kent's Oak and Upper Ratley.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a small area of BAP priority habitat within the south eastern corner of the site and adjacent to the site, to the south west and north west. Within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Awbridge Primary School and the Romsey Academy (secondary).
Other on site considerations	The site falls within a mineral consultation area.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the scale of the site and the relationship with the existing settlement and landscape impacts due the open nature of the site.

<b>Site Name</b>	Land by Orchards, Romsey Road, Awbridge	<b>SHELAA Ref</b>	59
<b>Site Area</b>	1.12 ha	<b>Site Capacity</b>	10 dwellings



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Theme/Topic	Assessment
Access	The site has no direct vehicular access.
Accessibility	The site is within 800 metres of a primary school and is between 1.6 and 5 kilometres from a local food store. There is no access to walking and cycling routes. There is a bus stop located on Romsey Road that is served by community run bus service with a very limited service to Romsey and Stockbridge.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	A small part of the site on the southern boundary is within an area at risk of flooding from surface water, with areas in the high, medium and low risk band.
Landscape and character	There is existing residential development to the north and south of the site. The site is open and part of a larger field that extends to the east. Development has the potential to reduce the gap between Kents Oak and Upper Ratley.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is BAP priority habitat adjacent to the site, to the north and south. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Awbridge Primary School and the Romsey Academy (secondary).
Other on site considerations	The site falls within a mineral consultation area.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for challenges in providing appropriate access to the site - the site could not come forward in isolation and landscape impacts due to the open nature of the site.

<b>Site Name</b>	Tennis Court Field, Barton Stacey	<b>SHELAA Ref</b>	380
<b>Site Area</b>	1.6 ha	<b>Site Capacity</b>	10 dwellings



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is proposed to be from Bullington Lane.
Accessibility	The site is within 800 metres from a primary school and 800 from a local food store. There is access to walking and cycling routes. There is a bus stop located on Bullington Lane that has no service.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development, to the north. There are TPOs across the site.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is BAP priority habitat within the site, located to the east and west covering a relatively small part of the site. The site is within zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Barton Stacey Primary School and Testbourne Community School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred</b>

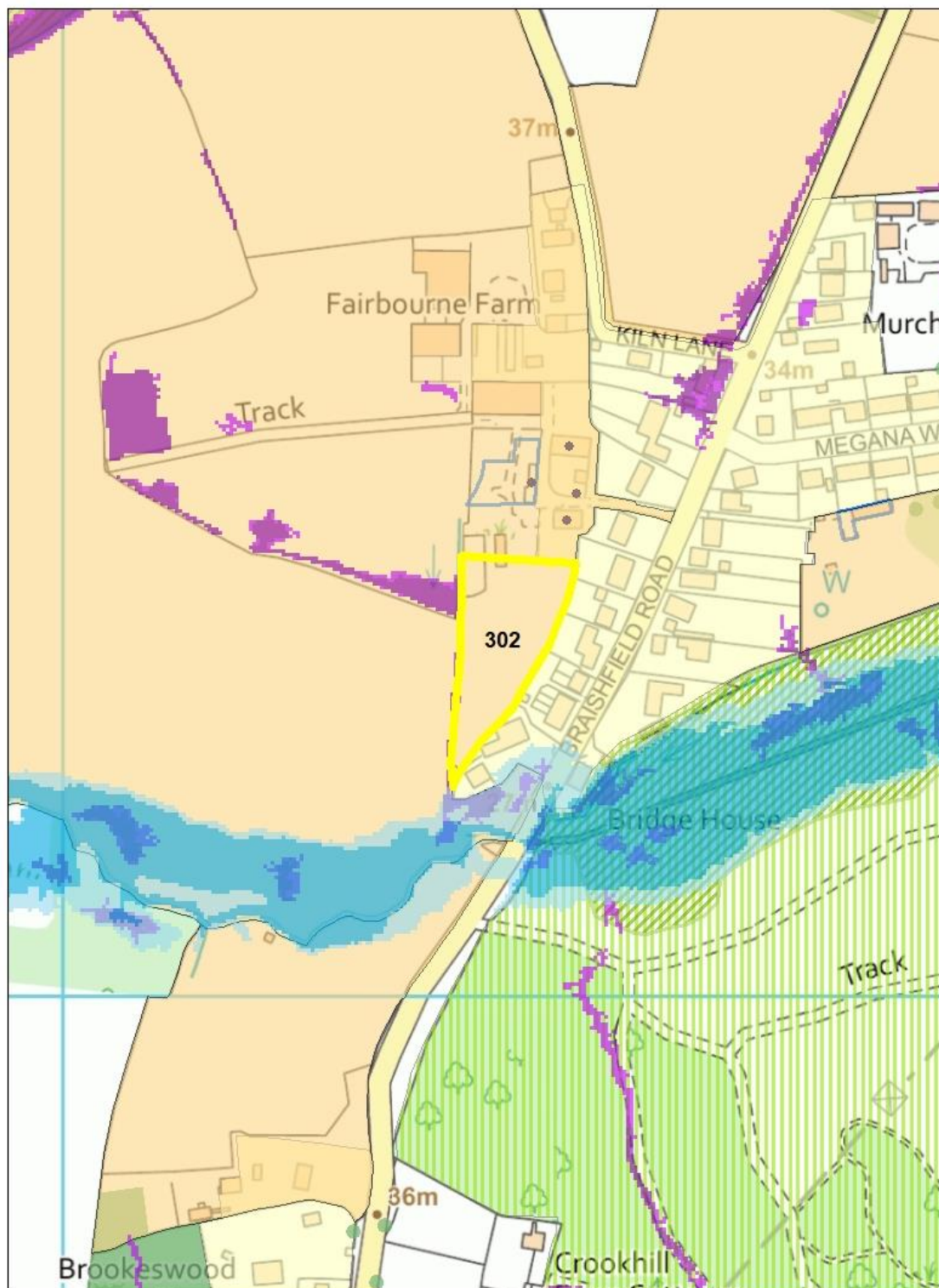
<b>Site Name</b>	North of Bullington Lane, Barton Stacey	<b>SHELAA Ref</b>	381
<b>Site Area</b>	2.7 ha	<b>Site Capacity</b>	10 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from West Road.
Accessibility	The site is within 800 metres from a primary school and within 800 from a local food store. There is access to walking and cycling routes. There is a bus stop located on Bullington Lane that has no service.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development, to the east. The site is open and elevated.
Historic environment	The site is adjacent to the Barton Stacey conservation area.
Biodiversity and habitats	The site is within zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Barton Stacey Primary School and Testbourne Community School (secondary).
Other on site considerations	There is a public right of way running along the northern and western boundaries of the site
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not Preferred</b> When accounting for the topography and the landscape sensitivity of the site.

<b>Site Name</b>	Land south of the 'Listed Farmhouse', Fairbourne Farm, Braishfield	<b>SHELAA Ref</b>	302
<b>Site Area</b>	0.46 ha	<b>Site Capacity</b>	12 dwellings

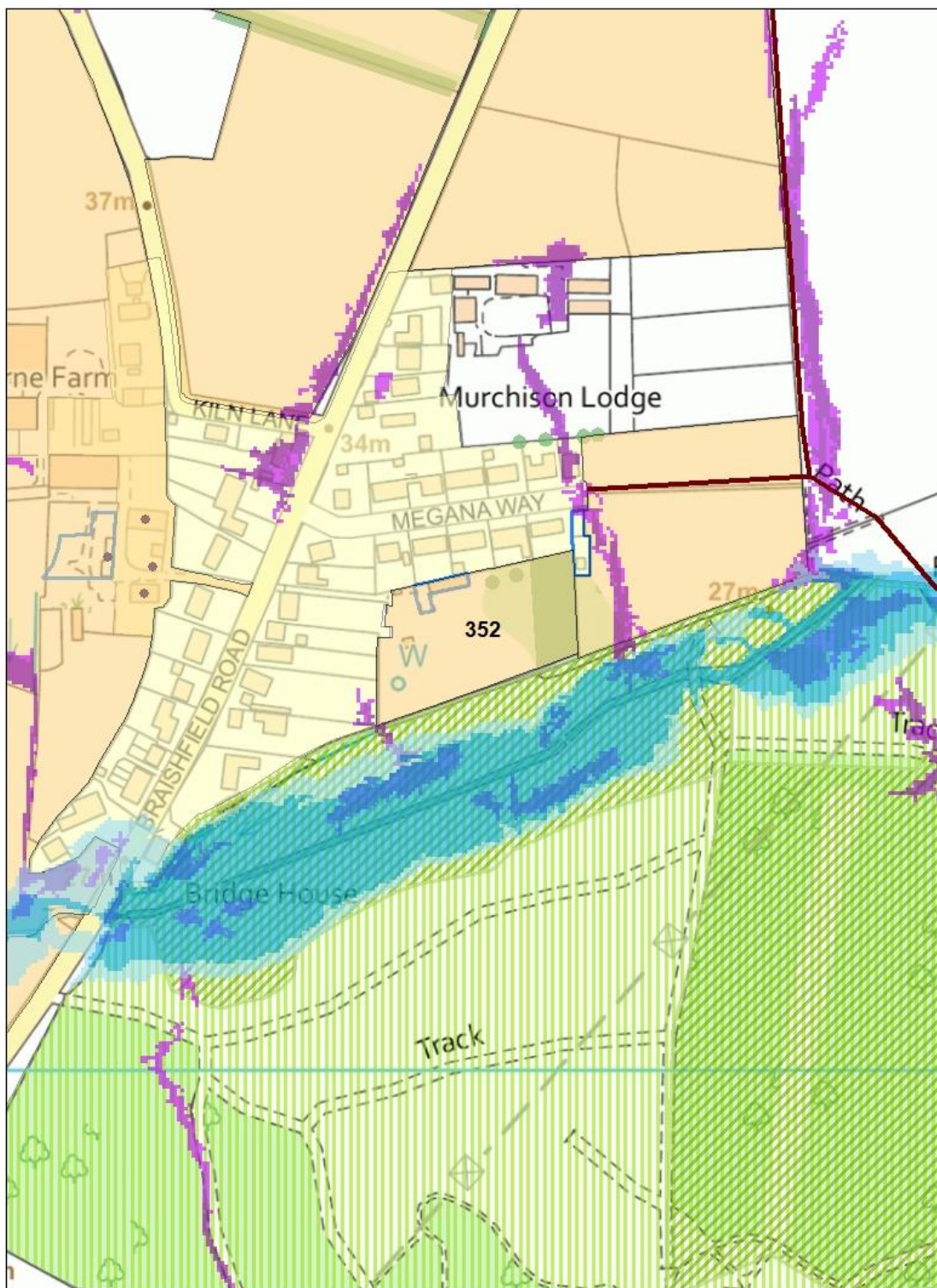


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Braishfield Road via a single lane.
Accessibility	The site is within 800 metres from a primary school and is between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Braishfield Road that has a limited service to Romsey.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water. This comprises a small extent along the west boundary, with a mix of high, medium and low risk.
Landscape and character	The site is adjacent to existing residential development to the east.
Historic environment	There are listed buildings adjacent to the site to the north, with four listed buildings within the Fairbourne Farm complex.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. Within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Braishfield Primary School and The Romsey Academy (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the potential implications on heritage assets which would likely lead to a capacity of the site below 10 homes.

<b>Site Name</b>	Land to rear of Willowbrook House, Brook Hill, Braishfield	<b>SHELAA Ref</b>	352
<b>Site Area</b>	0.7 ha	<b>Site Capacity</b>	15 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Braishfield Road via a single track lane. There may be challenges with providing an appropriate access.
Accessibility	The site is within 800 metres from a primary school and is within 800 metres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Braishfield Road that has a limited service to Romsey.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water, this relates to a very small extent in the south west corner of low and high risk. Part of the site is indicated to potentially be susceptible to groundwater flooding at the surface.
Landscape and character	The site is adjacent to existing residential development to the west. There are TPOs within the site, these are focused towards the east.
Historic environment	The site is adjacent to the Sir Harold Hillier registered park and garden.
Biodiversity and habitats	There is a SINC adjacent to the site to the south, which is also identified as BAP priority habitat. Within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Braishfield Primary School and The Romsey Academy (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the potential implications on heritage assets and challenges in providing appropriate access to the site.



<b>Site Name</b>	Fairbourne Farm, Braishfield	<b>SHELAA Ref</b>	362
<b>Site Area</b>	79.1 ha	<b>Site Capacity</b>	500 dwellings

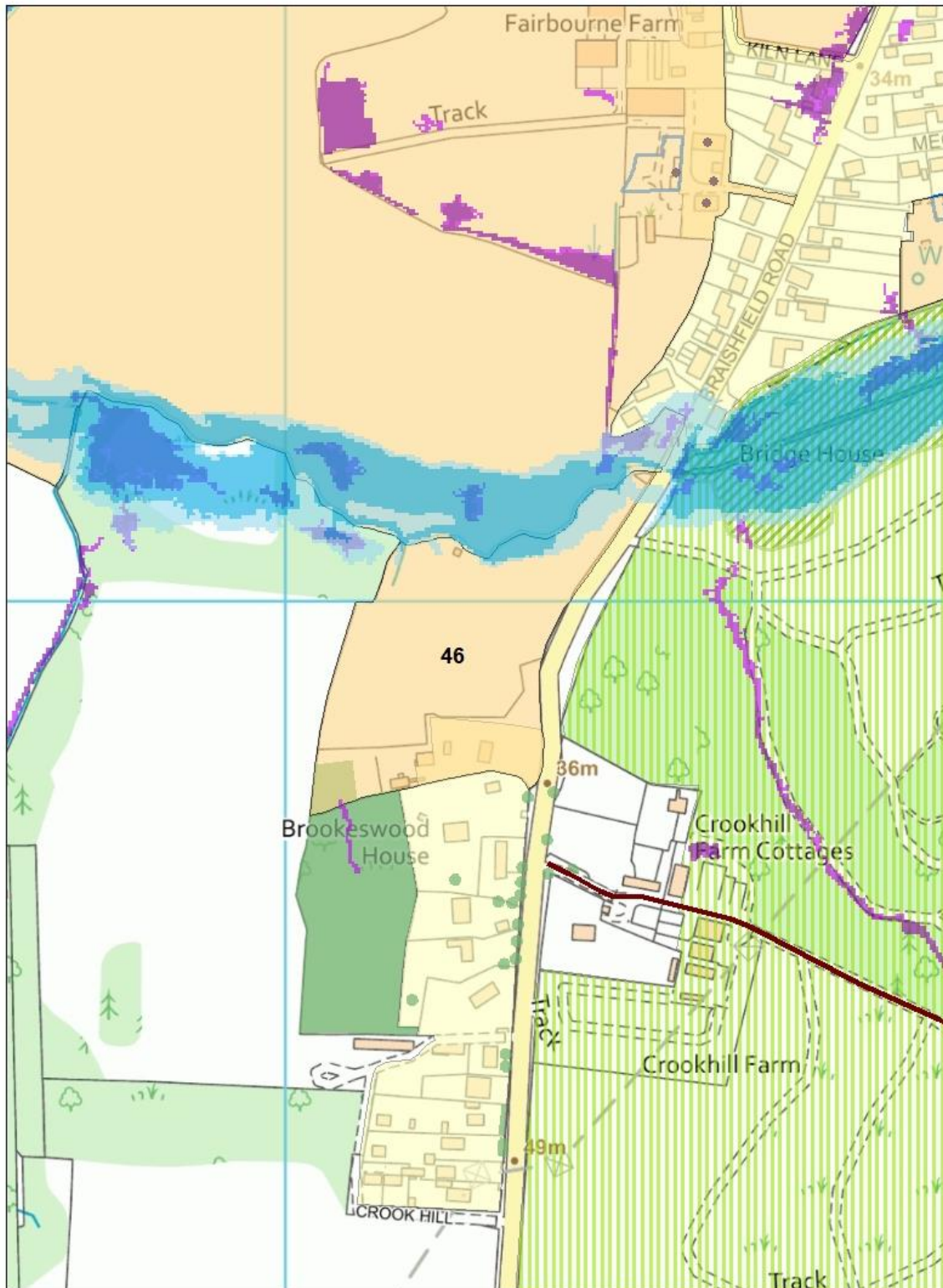


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Kiln Lane
Accessibility	<p>The site is within 800 metres from a primary school and is within 800 metres from a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Braishfield Road that has a limited service to Romsey.</p>
Environmental receptors	Part of the site is within a groundwater source protection zone 4. Based on the national dataset, indicated to be mainly grade 3 land, with areas of grade 4 land towards the south and west, in the agricultural land classification.
Flooding	The southern part of the site is within an area at risk of flooding from rivers, this represents a relatively small area of the site identified as zones 2 and 3. Parts of the site are within areas at risk of flooding from surface water, there are multiple relatively small areas scattered across the site of high, medium and low risk. Parts of the site are indicated to potentially be susceptible to groundwater flooding at the surface or below the surface.
Landscape and character	The site is adjacent to existing residential development to the east. It is a large scale relative to the settlement and development in this location has the potential to affect the separation of Crook Hill and Belbins.
Historic environment	The site is in close proximity to the edge of the Sir Harold Hillier registered park and garden. There are listed buildings within the site, there are four listed buildings within the Fairbourne Farm complex towards the east of the site.
Biodiversity and habitats	<p>There are two SINC's within the site, one of which (Round Copse) is an ancient woodland, with both including areas of BAP priority habitat. There is also BAP priority habitat adjacent to the site to the west and south.</p> <p>Within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat)</p>
Education infrastructure	Within the catchment of Braishfield Primary School and The Romsey Academy (secondary).
Other on site considerations	Part of the site falls within a mineral consultation area to the south west. There is a public right of way crossing the site running north to south.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for the scale of the site and the relationship with the settlement.</p>

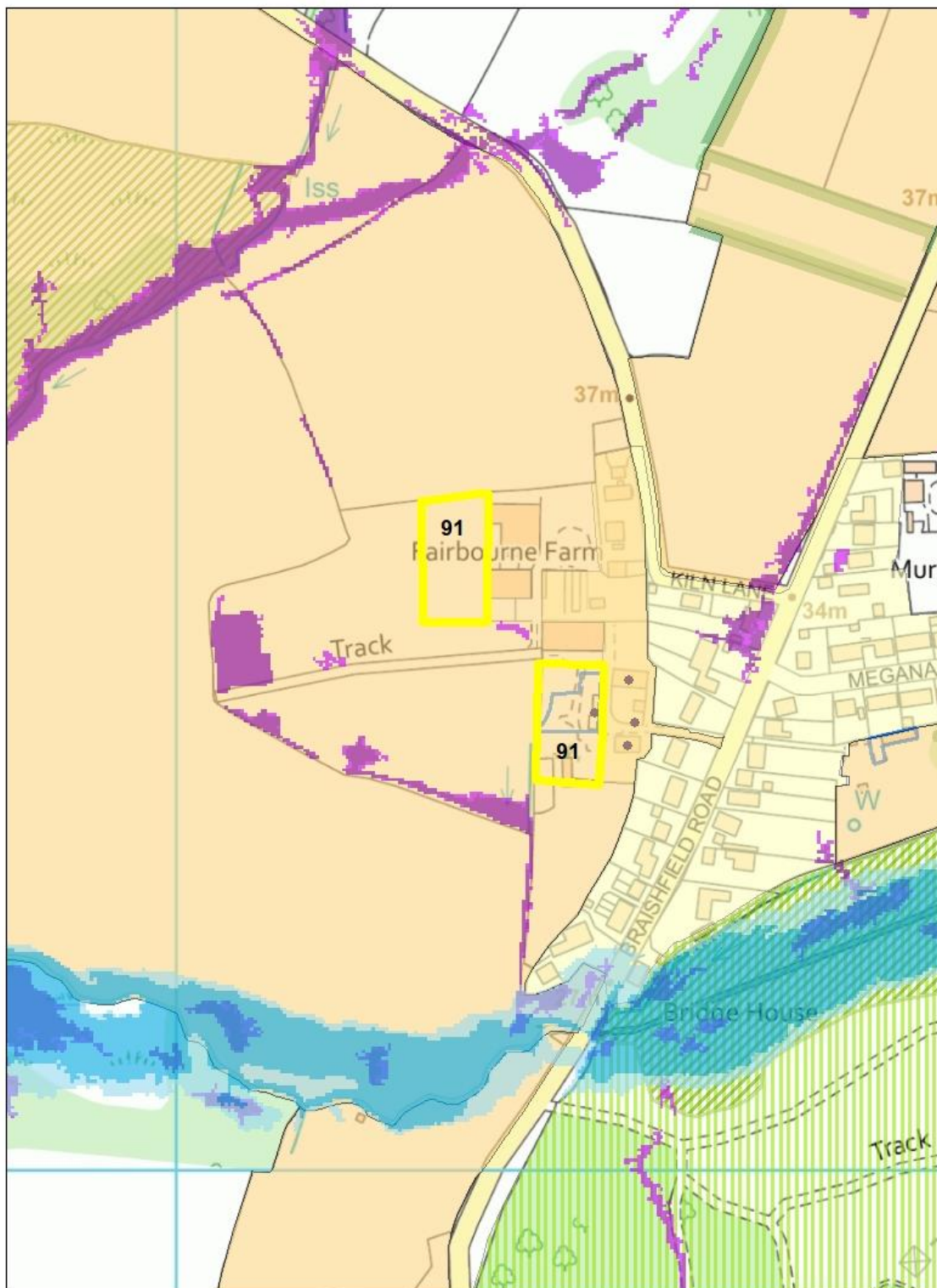
<b>Site Name</b>	Land north of Jacobs Folly, Braishfield	<b>SHELAA Ref</b>	46
<b>Site Area</b>	2.3 ha	<b>Site Capacity</b>	20 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Braishfield Road.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and is between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Braishfield Road that has a very limited service to Romsey.
Environmental receptors	Based on the national dataset, indicated to be primarily grade 4 land, with a small area of grade 3 towards the north of the site in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from rivers, comprising a small extent of zones 2 and 3 to the north of the site adjacent to the watercourse. Small parts of the site are within an area at flooding from surface water – this includes areas primarily of low risk to the north and west of the site. Part of the site is indicated to potentially be susceptible to groundwater flooding at the surface, this relates to a small extent to the north of the site.
Landscape and character	The site is adjacent to existing residential development to the south. The site is bounded by mature trees on the western boundary. There are TPOs within the south west corner of the site.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site. The site is in close proximity to the edge of the Sir Harold Hiller registered park and garden.
Biodiversity and habitats	There is BAP priority habitat within the site, relating to small areas to the south, with an area of BAP priority habitat adjacent to the site to the west. Within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Braishfield Primary School and The Romsey Academy (secondary).
Other on site considerations	Part of the site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> Cumulative impacts from a range of considerations including relationship with the settlement, flood risk, and BAP priority habitat.

<b>Site Name</b>	Fairbourne Farm, Braishfield	<b>SHELAA Ref</b>	91
<b>Site Area</b>	0.59ha	<b>Site Capacity</b>	30 dwellings

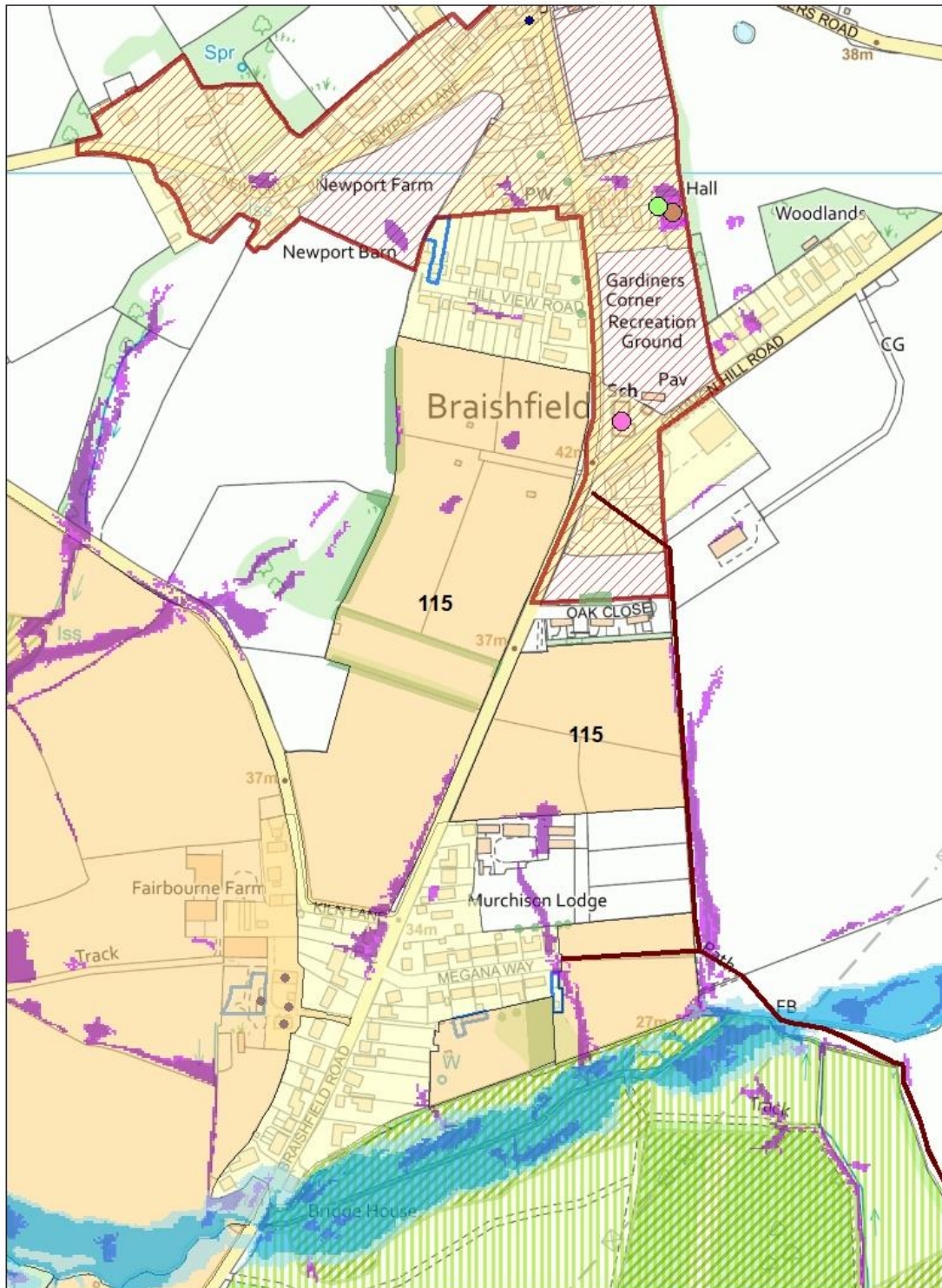


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Kiln Lane.
Accessibility	The site is within 800 metres from a primary school and within 800 metres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Braishfield Road that has a limited service to Romsey.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the south east.
Historic environment	There are listed buildings within and adjacent to the site, including one within the site and a further three within the Fairbourne Farm complex.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. Within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Braishfield Primary School and The Romsey Academy (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the potential implications on heritage assets.

<b>Site Name</b>	Land west and east of Braishfield Road, Braishfield	<b>SHELAA Ref</b>	115
<b>Site Area</b>	9.29ha	<b>Site Capacity</b>	160 dwellings

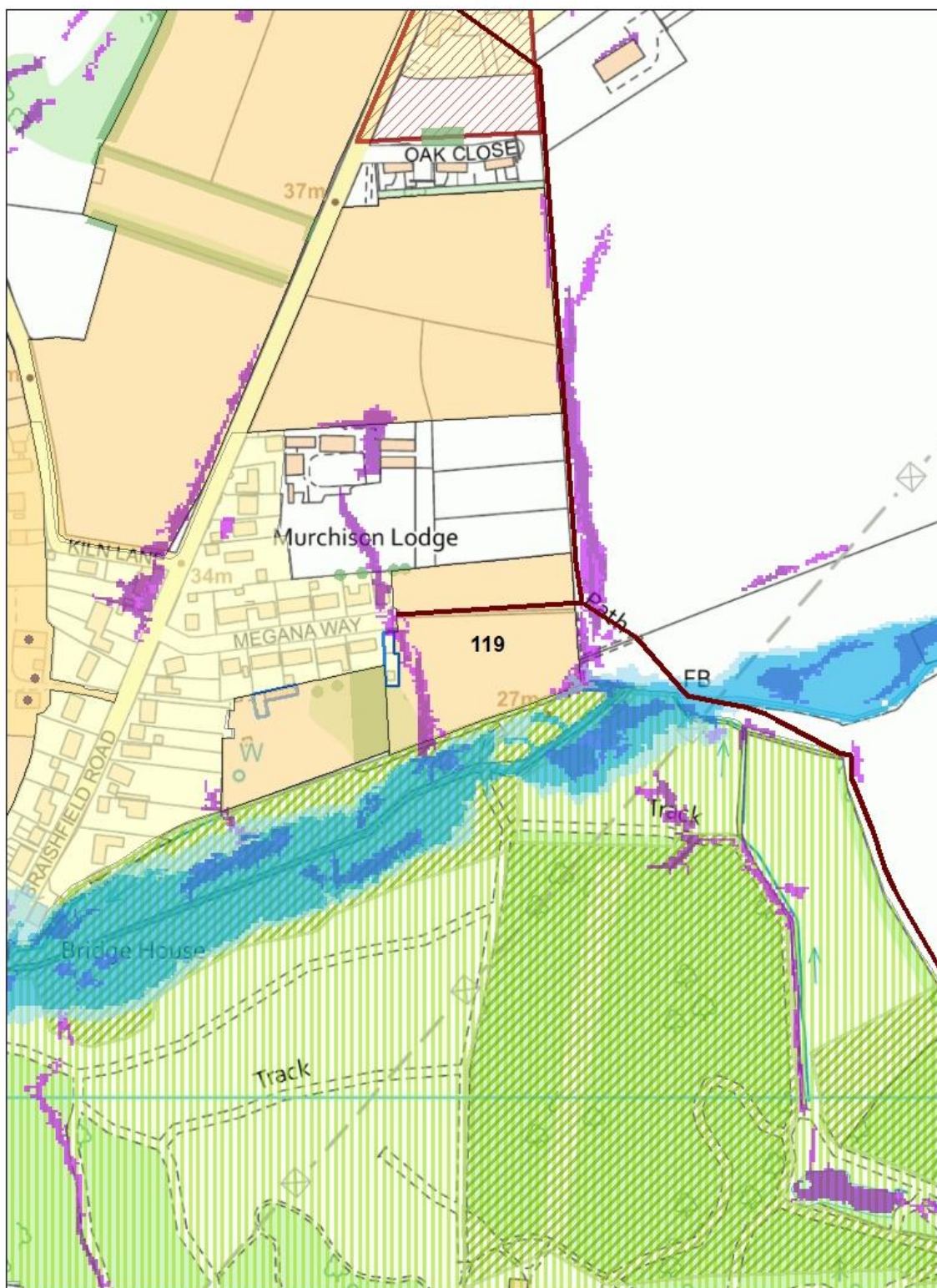


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Braishfield Road.
Accessibility	The site is within 800 metres from a primary school and within 800 metres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Braishfield Road that has a limited service to Romsey.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Part of the site is within a groundwater source protection zone 4.
Flooding	Parts of the site are within areas at risk of flooding from surface water. This includes a number of small areas in both parcels, including (but not limited to) towards the south east of the western parcel and to the south of the eastern parcel. This includes areas at high to low risk. Part of the site is indicated to potentially be susceptible to groundwater flooding at the surface or below the surface.
Landscape and character	The site is adjacent to existing residential development to the north and south. Development in this location has the potential to affect the separation of Braishfield and Crook Hill. There are TPOs within the site, including along the western boundary and across the middle of the western parcel.
Historic environment	The site is adjacent to Braishfield conservation area, which is to the east of part of the western parcel of the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat)
Education infrastructure	Within the catchment of Braishfield Primary School and The Romsey Academy (secondary).
Other on site considerations	There is a public right of way running along the east boundary of the eastern parcel of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred (not full extent)</b>



<b>Site Name</b>	Land at Megana Way, Braishfield	<b>SHELAA Ref</b>	119
<b>Site Area</b>	1.22 ha	<b>Site Capacity</b>	20 dwellings

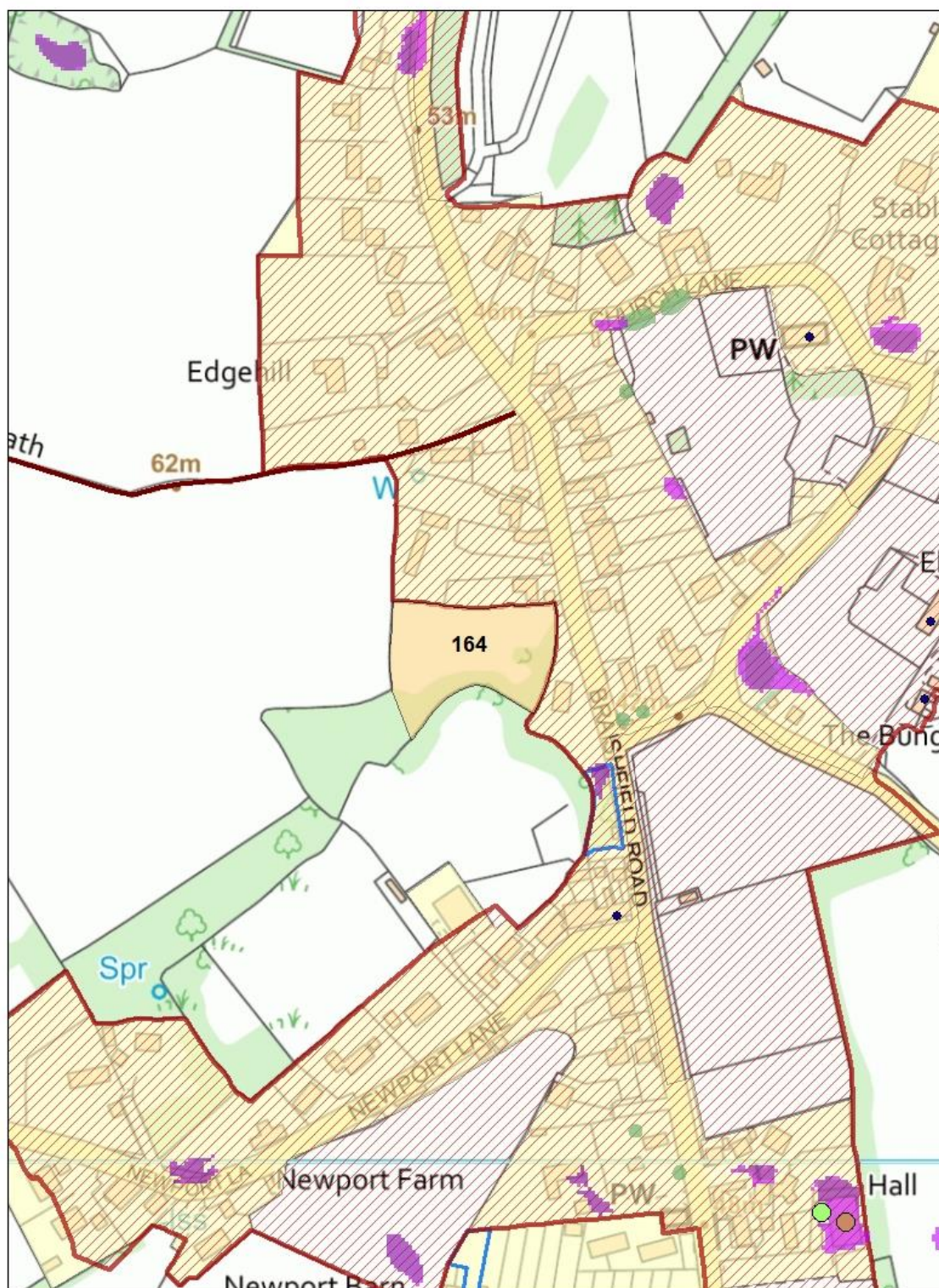


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Megana Way
Accessibility	The site is within 800 metres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Braishfield Road that has a limited service to Romsey.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water and rivers. The risk from rivers relates to a very small area of flood zone 2 in the south east corner of the site. The areas at risk from surface water are the south east corner of the site and an area towards the west of the site – in both cases this includes extents at high, medium and low risk. A small part of the site is indicated to potentially be susceptible to groundwater flooding at the surface, this relates to the south west of the site.
Landscape and character	The site is adjacent to existing residential development to the west. There are TPOs on the site boundaries to the north west and south west. The character is open and rural.
Historic environment	The site is adjacent to the Sir Harold Hiller registered park and garden.
Biodiversity and habitats	There is a SINC adjacent to the site to the south, which is also identified as BAP priority habitat. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Braishfield Primary School and The Romsey Academy (secondary).
Other on site considerations	There is a public right of way crossing the site and along the eastern boundary of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the potential implications on heritage assets and character.

<b>Site Name</b>	Land south of Lionwood, Braishfield	<b>SHELAA Ref</b>	164
<b>Site Area</b>	0.5 ha	<b>Site Capacity</b>	15 dwellings

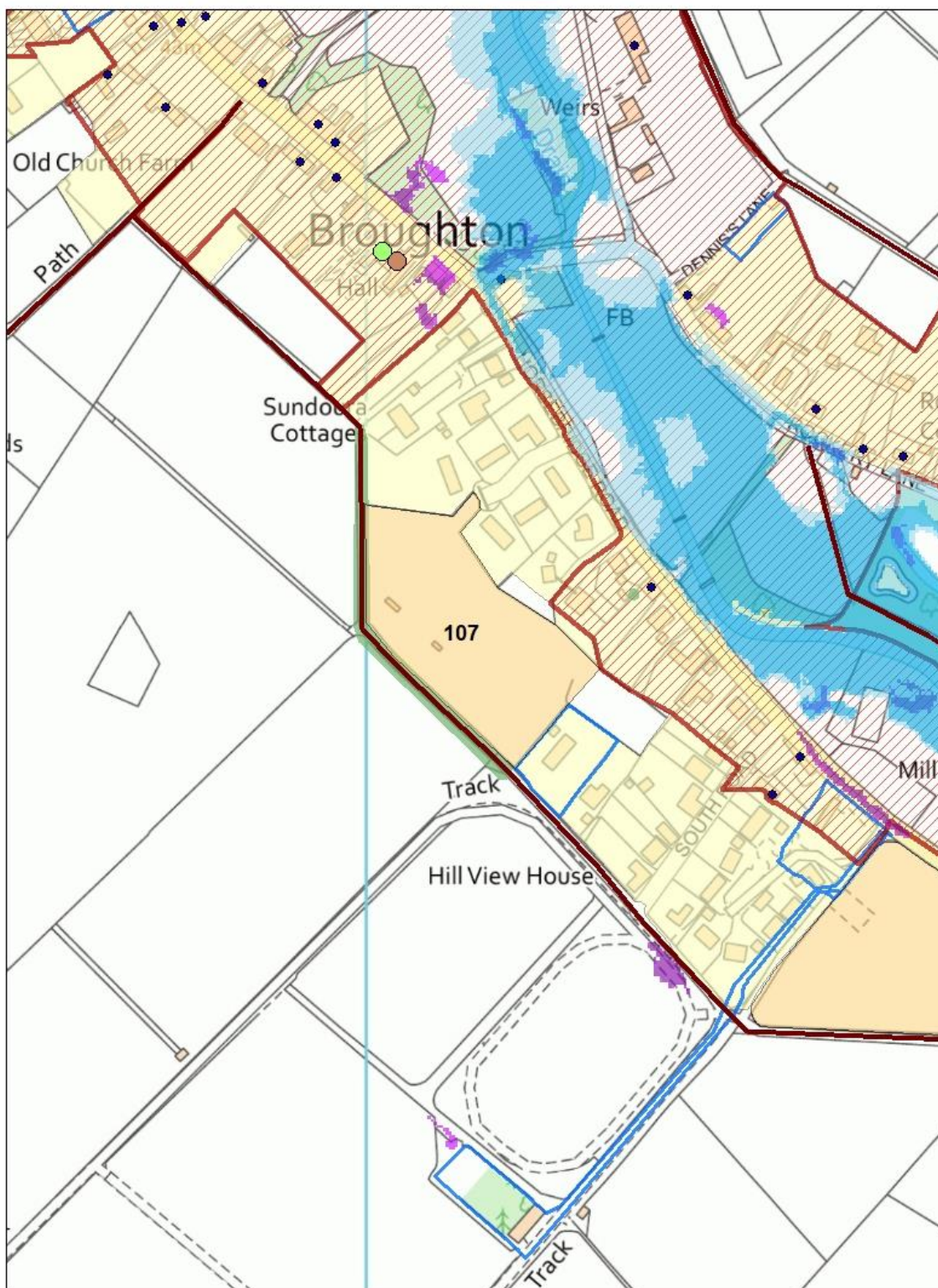


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Braishfield Road
Accessibility	The site is within 800 metres from a primary school and within 800 metres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Braishfield Road that has a limited service to Romsey.
Environmental receptors	The site is within a groundwater source protection zones 3 and 4. Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the north and east.
Historic environment	The site is adjacent to Braishfield conservation area to the north and east.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. Within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Braishfield Primary School and The Romsey Academy (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for constraints within the site, the capacity is anticipated to fall below 10 dwellings.



<b>Site Name</b>	Coolers Farm Field, Broughton	<b>SHELAA Ref</b>	107
<b>Site Area</b>	1.4 ha	<b>Site Capacity</b>	19 dwellings

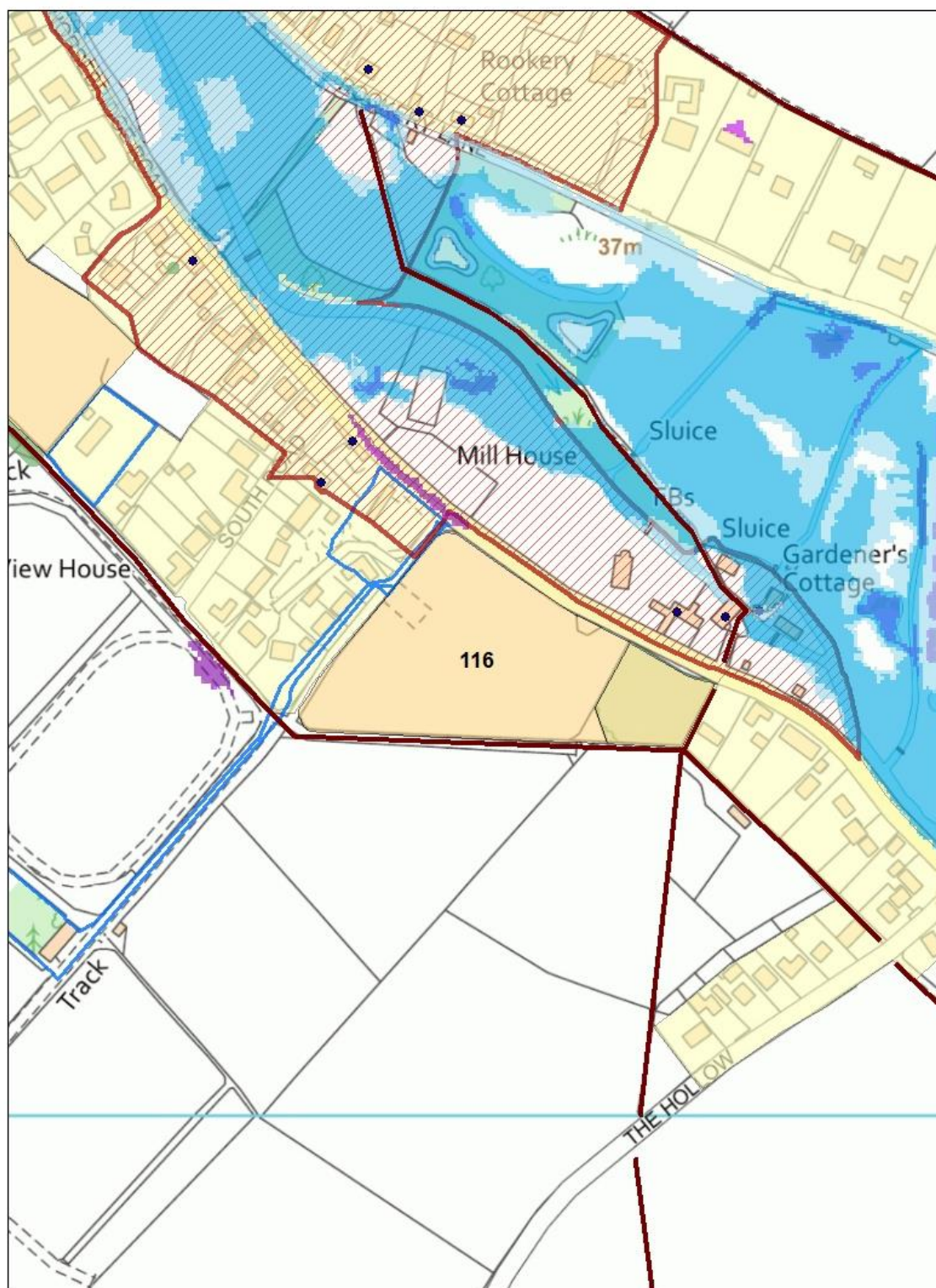


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Theme/Topic	Assessment
Access	Access is likely to be via Coolers Farm.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and is within 800 metres from a local food store. The site has access to walking routes. There is a bus stop located on Horsebridge Road that has a limited service to Andover/Winchester/Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. The site is indicated to potentially be susceptible to groundwater flooding at the surface.
Landscape and character	The site is adjacent to existing residential development to the north, east and south. The site rises up to the west. There are TPOs on the site boundary to the west reflecting a mature tree line.
Historic environment	Part of the east of the site is adjacent to the Broughton conservation area. There is a listed building adjacent to the site, to the east.
Biodiversity and habitats	There is BAP priority habitat adjacent to the site, along the western boundary. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Broughton Primary School and Danebury School (secondary).
Other on site considerations	The site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for topography of the site and impact on protected trees.

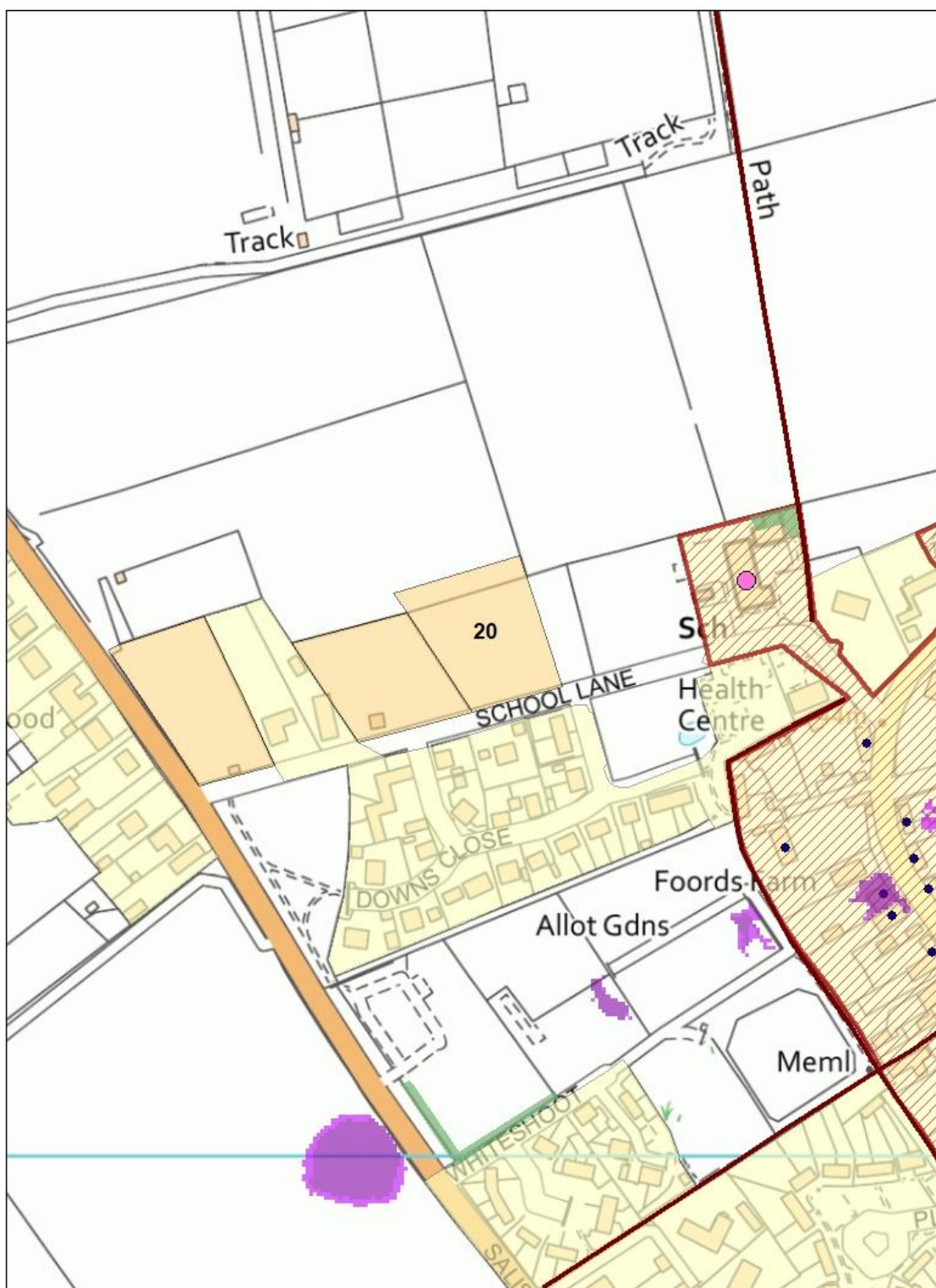
<b>Site Name</b>	Land adjacent to Hyde Farm, Broughton	<b>SHELAA Ref</b>	116
<b>Site Area</b>	1.62 ha	<b>Site Capacity</b>	45 dwellings



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Access is likely to be via Horsebridge Road.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and is within 800 metres from a local food store. There is access to walking routes. There is a bus stop located on Horsebridge Road that has a limited service to Andover/Winchester/Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. The site is indicated to potentially be susceptible to groundwater flooding at the surface.
Landscape and character	The site is adjacent to existing residential development to the north west.
Historic environment	This site is adjacent to the Broughton conservation area, which is to the north. There are listed buildings adjacent to the site to the north.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Broughton Primary School and Danebury School (secondary).
Other on site considerations	Part of the site falls within a mineral safeguarding area. There is a public right of way running along the boundary of the site to the south.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred site</b>

<b>Site Name</b>	Land north of School Lane, Broughton	<b>SHELAA Ref</b>	20
<b>Site Area</b>	0.5 ha	<b>Site Capacity</b>	10 dwellings



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Theme/Topic	Assessment
Access	Access is likely to be via School Lane.
Accessibility	The site is within 800 metres of a primary school and is between 800 metres and 1.6 kilometres from a local food store. The site is close to walking routes. There is a bus stop located on School Lane that has a limited service to Andover/Winchester/Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. A very small part of the site to the south is indicated to potentially be susceptible to groundwater flooding at the surface.
Landscape and character	The site is adjacent to existing residential development to the south.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. Within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Broughton Primary School and Danebury School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the low capacity of the site.

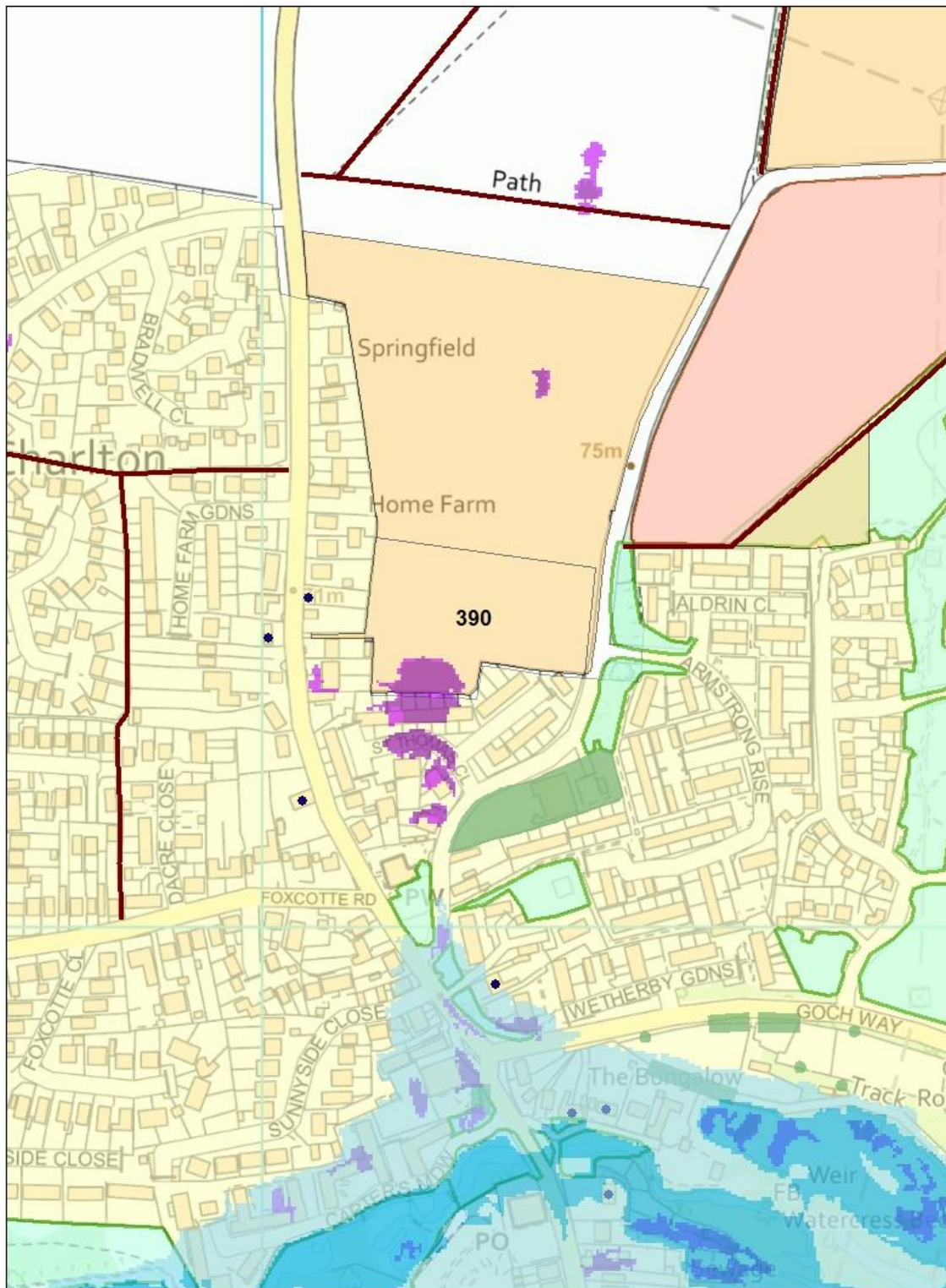
<b>Site Name</b>	Land northwest of Hayters Farm, Broughton	<b>SHELAA Ref</b>	105
<b>Site Area</b>	1.23 ha	<b>Site Capacity</b>	20 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Rookery Lane. There may be challenges with providing an appropriate access from this single track lane.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and is within 800 metres of a local food store. There is access to walking routes. There is a bus stop located on Horsebridge Road that has a limited service to Andover/Winchester/Salisbury.
Environmental receptors	Based on the national dataset, indicated to be a combination of grade 3 and 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water and rivers. Part of the south of the site is within flood risk zone 2 in relation to flood risk from rivers and areas of low, medium and high risk in relation to surface water flooding. The site is indicated to potentially be susceptible to groundwater flooding at the surface.
Landscape and character	The surrounding character is rural with some low density housing.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a SINC adjacent to the site. There is BAP Priority Habitat within and adjacent to the site. Within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Broughton Primary School and Danebury School (secondary).
Other on site considerations	The site falls within a mineral consultation area.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred site</b> When accounting for the relationship with the settlement, and challenges in providing appropriate access to the site.

<b>Site Name</b>	Land off Enham Lane	<b>SHELAA Ref</b>	390
<b>Site Area</b>	1.32 ha	<b>Site Capacity</b>	52 dwellings

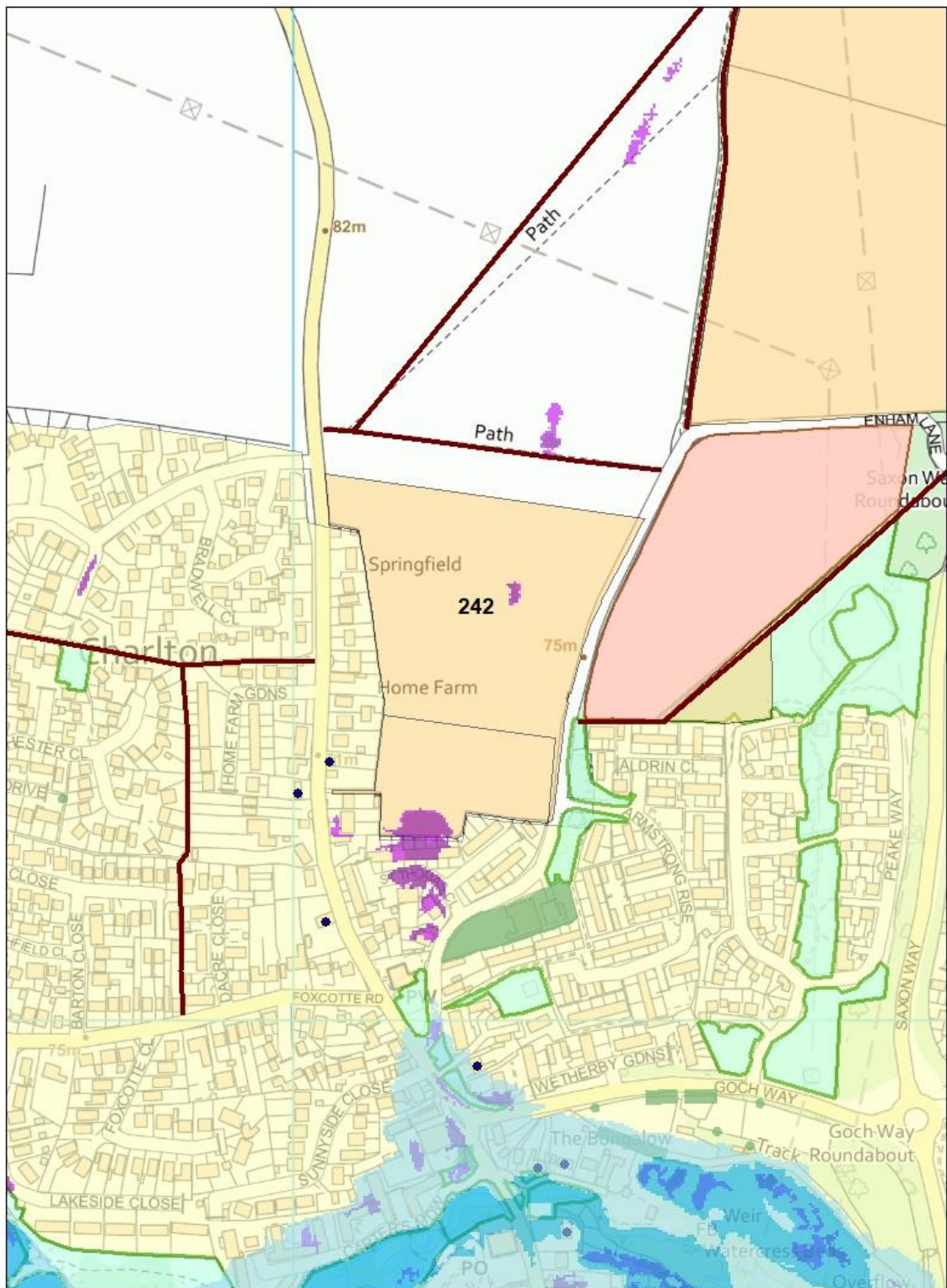


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Hatherden Road.
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Hatherden Road that has a regular service to Andover.</p>
Environmental receptors	<p>Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates the site to be predominantly grade 2 land, with a strip of grade 3a land to the east.</p> <p>There are no other specific environmental receptors present on this site that have been identified at this stage.</p>
Flooding	<p>Part of the site is within an area at risk of flooding from surface water, this includes an area to the south of the site of low to high risk, as well as an area running north-south relatively centrally to the site of low risk.</p> <p>The site is indicated to potentially be susceptible to groundwater flooding at the surface.</p>
Landscape and character	The site is adjacent to existing residential development to west and south. The topography is undulating.
Historic environment	There is a listed building adjacent to the site to the west (Sundial Cottage).
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within a zone of influence for Solent SACs (nutrients).</p>
Education infrastructure	Within the catchment of Portway Infant and Junior Schools (primary) and Harrow Way Community School (secondary). It is understood that there may be a potential to contribute to cumulative school capacity constraints.
Other on site considerations	The majority of the site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>

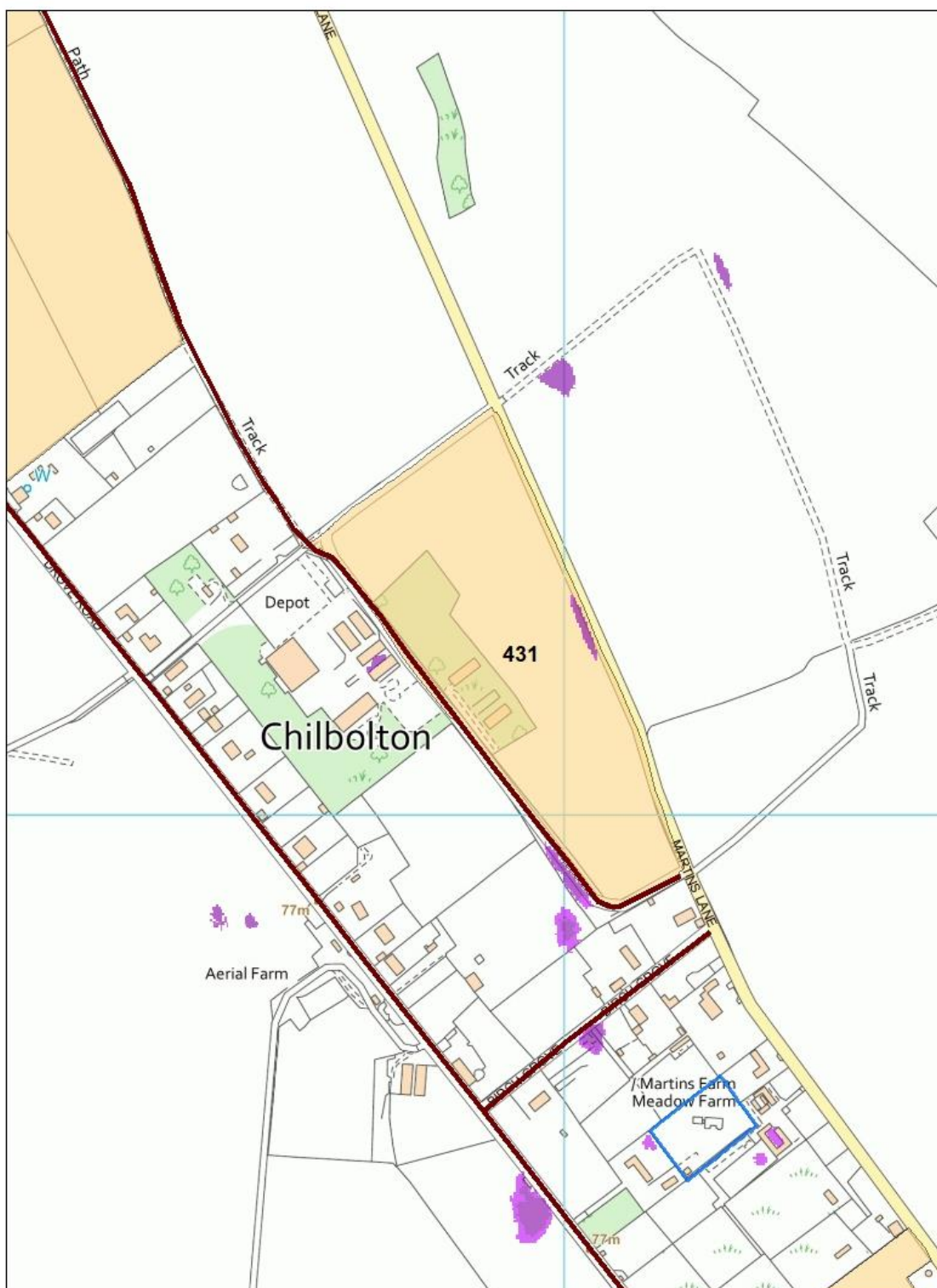
<b>Site Name</b>	Grazing Land at Charlton	<b>SHELAA Ref</b>	242
<b>Site Area</b>	3.8 ha	<b>Site Capacity</b>	115 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Hatherden Road.
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Hatherden Road that has a regular service to Andover.</p>
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates the site to be predominantly grade 2 land, with a strip of grade 3a land to the east. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water, this relates to a small portion of the site running approximately north-south centrally within the site, it mainly comprises low risk areas but does include small areas of medium and high risk. The site is indicated to potentially be susceptible to groundwater flooding at the surface.
Landscape and character	The site is adjacent to existing residential development to west. The topography is undulating.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within zones of influence for Solent SACs (nutrients).</p>
Education infrastructure	Within the catchment of Portway Infant and Junior School (primary) and Harrow Way Community School (secondary). It is understood that there may be a potential to contribute to cumulative school capacity constraints.
Other on site considerations	The majority of the site falls within a mineral consultation area.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>

<b>Site Name</b>	Land south west of Martins Lane, Chilbolton	<b>SHELAA Ref</b>	431
<b>Site Area</b>	7.3ha	<b>Site Capacity</b>	140 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Martins Lane.
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is not access to walking and cycling routes.</p> <p>There is a bus stop located on Village Street that has a limited service.</p>
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water, this relates to a small area on the north east boundary (high, medium and low risk) and a small area to the south (low risk).
Landscape and character	The site is adjacent to some existing development to the south west, but limited relationship with main settlement
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There is BAP priority habitat within to the site, located towards the west.</p> <p>The site is within the zone of influence for Solent SACs (nutrients).</p>
Education infrastructure	Within the catchment of Wherwell Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	<p>Part of the site falls within a mineral consultation area.</p> <p>There is a public right of way running along the southern and western boundaries of the site.</p>
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>Considering relationship with settlement, and access to services and facilities.</p>

Individual Site Assessments

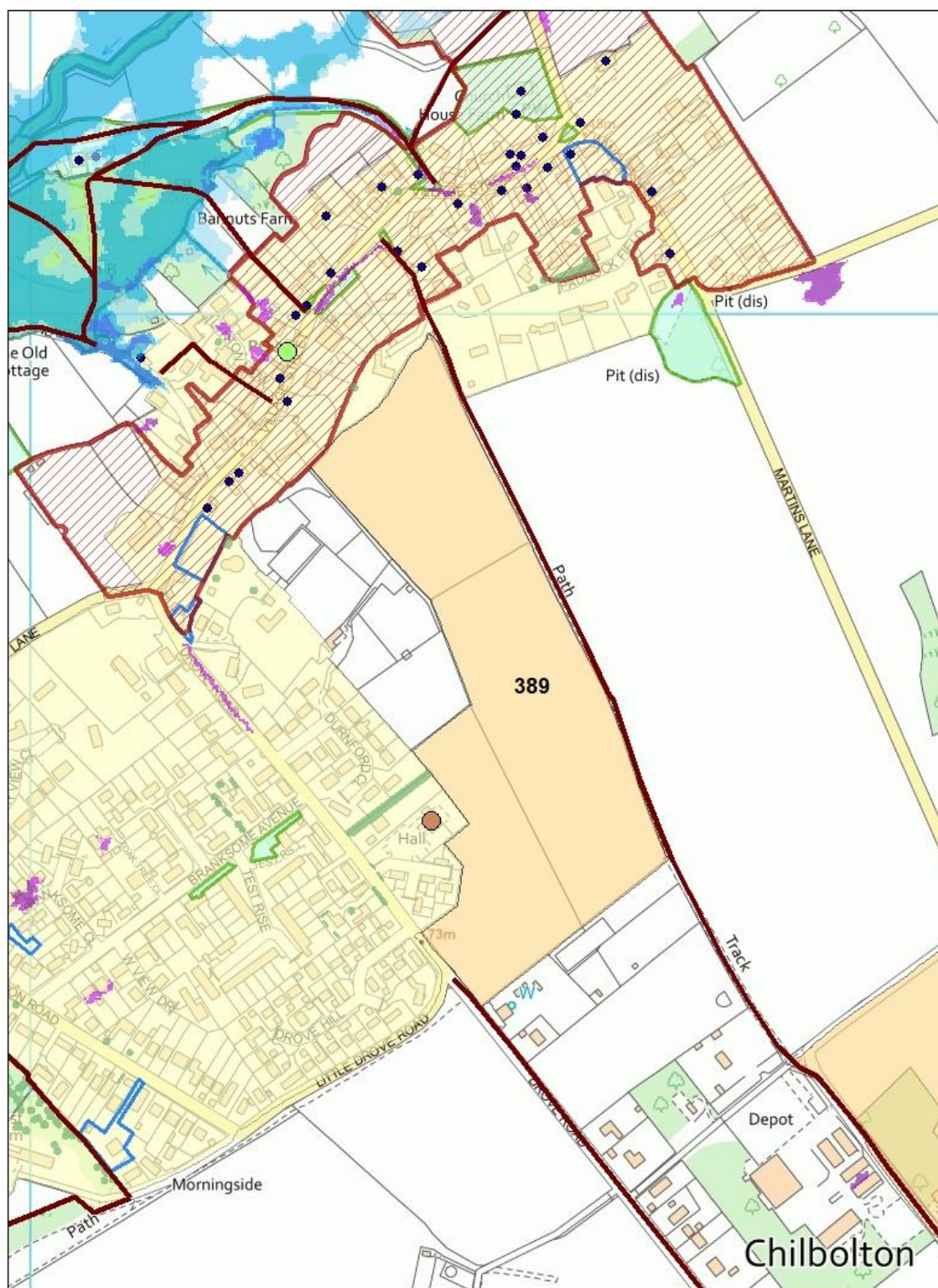
Site Name	Land at Betts Farm, Chilbolton	SHELAA Ref	484
Site Area	1.9ha	Site Capacity	18-90 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Martins Lane
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is not access to walking and cycling routes.</p> <p>There is a bus stop located on Village Street that has a limited service. This is some distance from the site.</p>
Environmental receptors	Part of the site is within a groundwater source protection zone (zones 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to some existing residential development to the east.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There is BAP priority habitat within and adjacent to the site to the south west.</p> <p>The site is within the zone of influence for Solent SACs (nutrients).</p>
Education infrastructure	Within the catchment of Wherwell Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	There is a public right of way running along the southern and western boundaries of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>Considering relationship with settlement, and access to services and facilities.</p>

<b>Site Name</b>	Land to the north east of Drove Road, Chilbolton	<b>SHELAA Ref</b>	389
<b>Site Area</b>	9.2ha	<b>Site Capacity</b>	150 dwellings

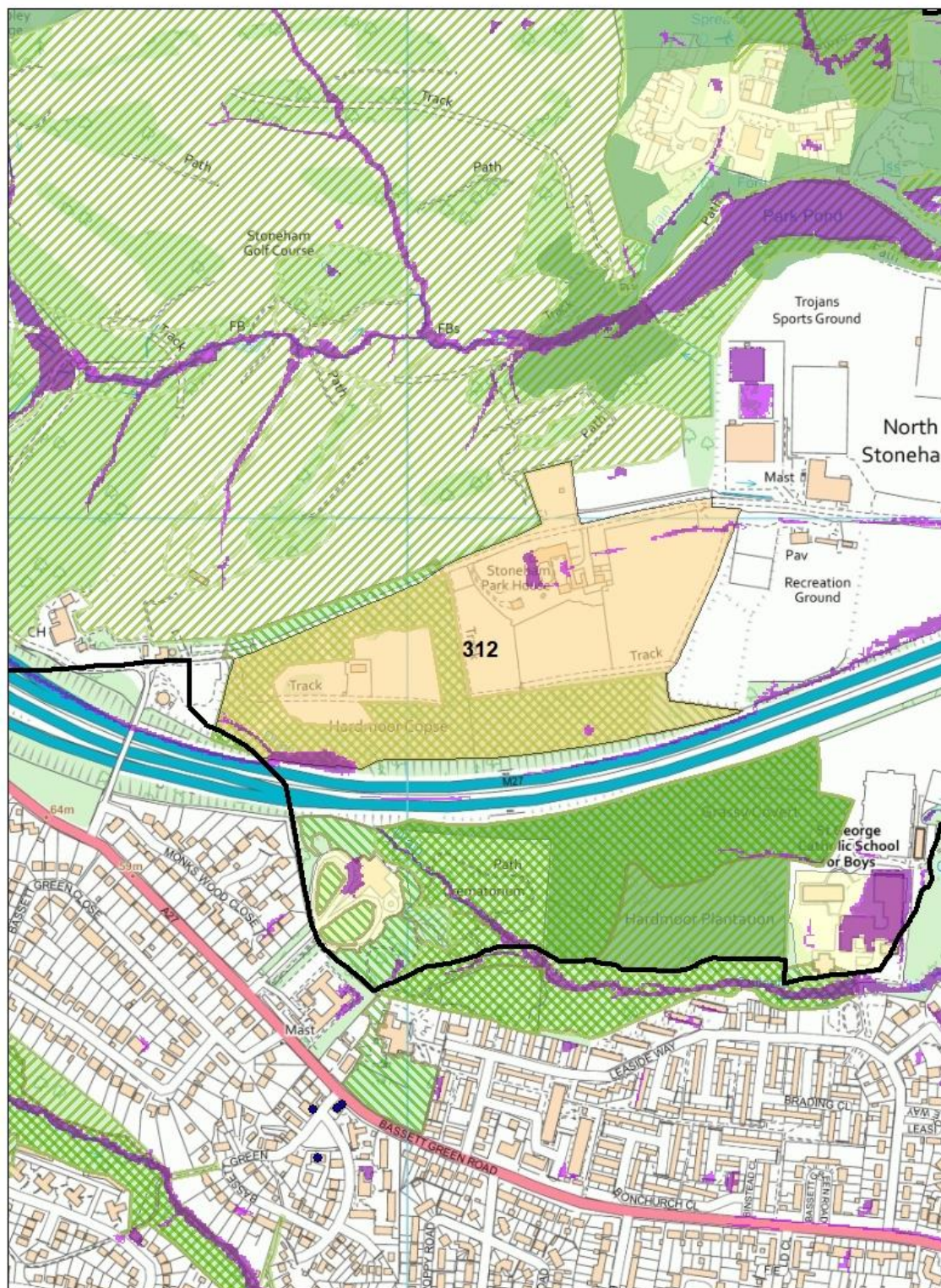


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is proposed to be from Drove Road.
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Village Street that has a limited service.</p>
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	A very small portion of the site in the north west corner is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the south west.
Historic environment	The site is adjacent to Chilbolton conservation area.
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within the zone of influence for Solent SACs (nutrients).</p>
Education infrastructure	Within the catchment of Wherwell Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	The majority of the site falls within a mineral consultation area. There is a public right of way running along the eastern boundary of the site, with a public right of way also adjacent to the boundary in the south west corner of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred (not full extent)</b>

<b>Site Name</b>	Stoneham Park House and adjacent property, Chilworth	<b>SHELAA Ref</b>	312
<b>Site Area</b>	12.17ha	<b>Site Capacity</b>	150 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Stoneham Lane via a single track lane. There may be challenges with providing an appropriate access.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres of a local food store. There is access to walking and cycling routes. There is a bus stop located on Bassett Green Road that has a regular service to Southampton.
Environmental receptors	Based on the national dataset, indicated to be not-agricultural land in the agricultural land classification. The site may be affected by road noise.
Flooding	Part of the site is within an area at risk of flooding from surface water to the north of the site and south west of the site, these include areas of high, medium and low risk. Part of the site is indicated to potentially be susceptible to groundwater flooding below the surface, towards the east and west of the site.
Landscape and character	The site is not adjacent to existing residential development but is adjacent to sports facilities to the east.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a SINC and ancient woodland (Hardmoor Copse) covering a majority of the west and south of the site. Part of this extent is also identified as BAP priority habitat. There are also SINC's and BAP adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation)
Education infrastructure	Within the catchment of Stoneham Park Academy (primary) and Crestwood Community School (secondary). It is understood that there may be a potential to contribute to primary school capacity constraints.
Other on site considerations	The site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the potential implications on ecological assets and challenges in providing appropriate access to the site.



<b>Site Name</b>	Land at Chilworth Old Village, Chilworth	<b>SHELAA Ref</b>	146
<b>Site Area</b>	0.9ha	<b>Site Capacity</b>	15 dwellings

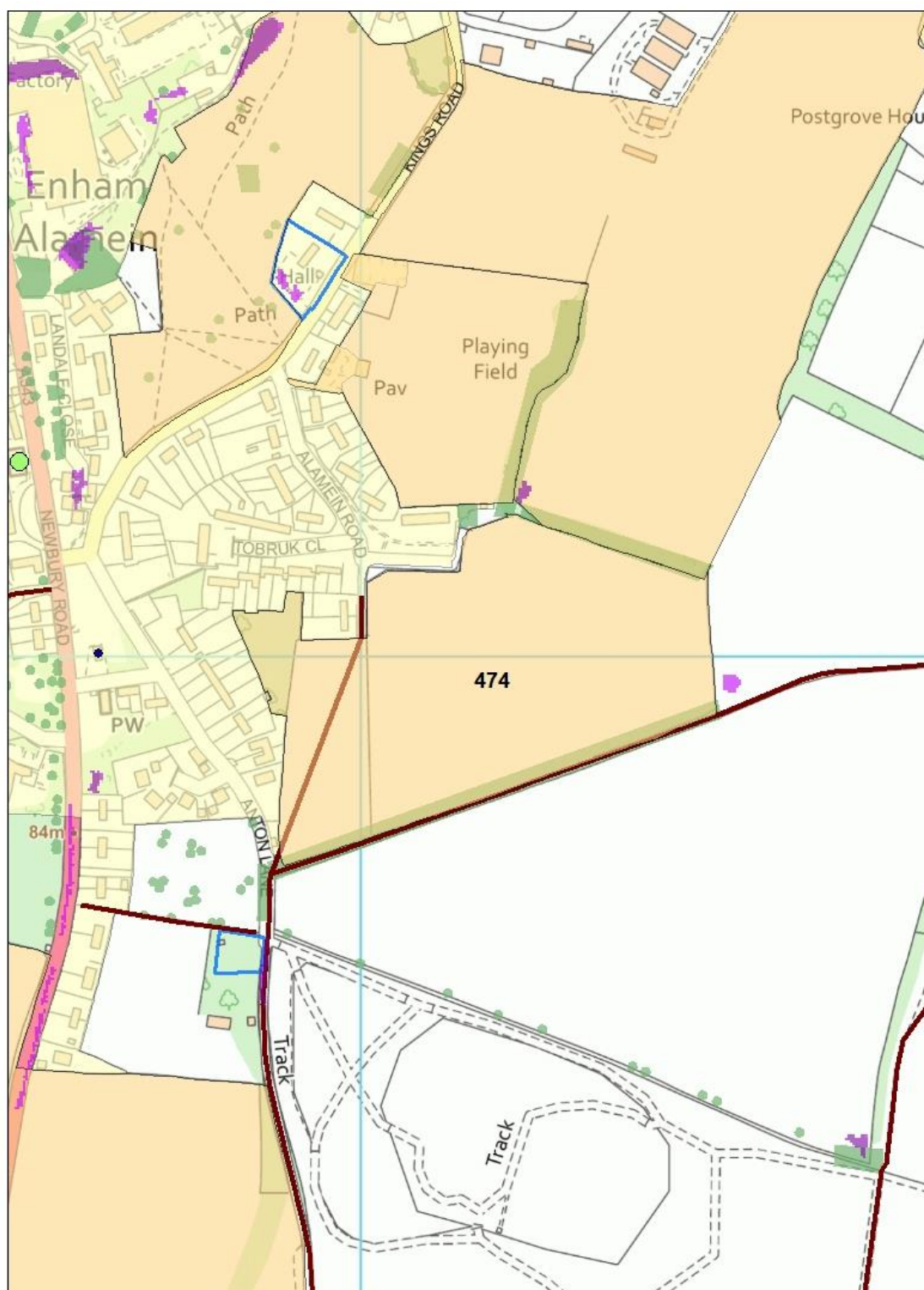


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Chilworth Old Village.
Accessibility	The site is within between 1.6 and 5 kilometres from a primary school and between 1.6 and 5 from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Chilworth Road near the Chilworth Arms that has a regular weekday service to Southampton Airport Parkway rail station.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. Published site specific information is available that indicates the site is grade 3b agricultural land. The site may be affected by road noise.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the south. The overall landscape sensitivity of the site was assessed to be a high landscape susceptibility to change. Development in this location has the potential to affect the separation of Chilworth and North Baddesley.
Historic environment	The site adjacent to Chilworth conservation area. There are listed buildings within the vicinity of the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation)
Education infrastructure	Within the catchment of North Baddesley Infant and Junior Schools and Mountbatten School (secondary).
Other on site considerations	The site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the site reducing the separation between settlements and the capacity of the site may fall below 10 dwellings when accounting for specific considerations relevant to this site.

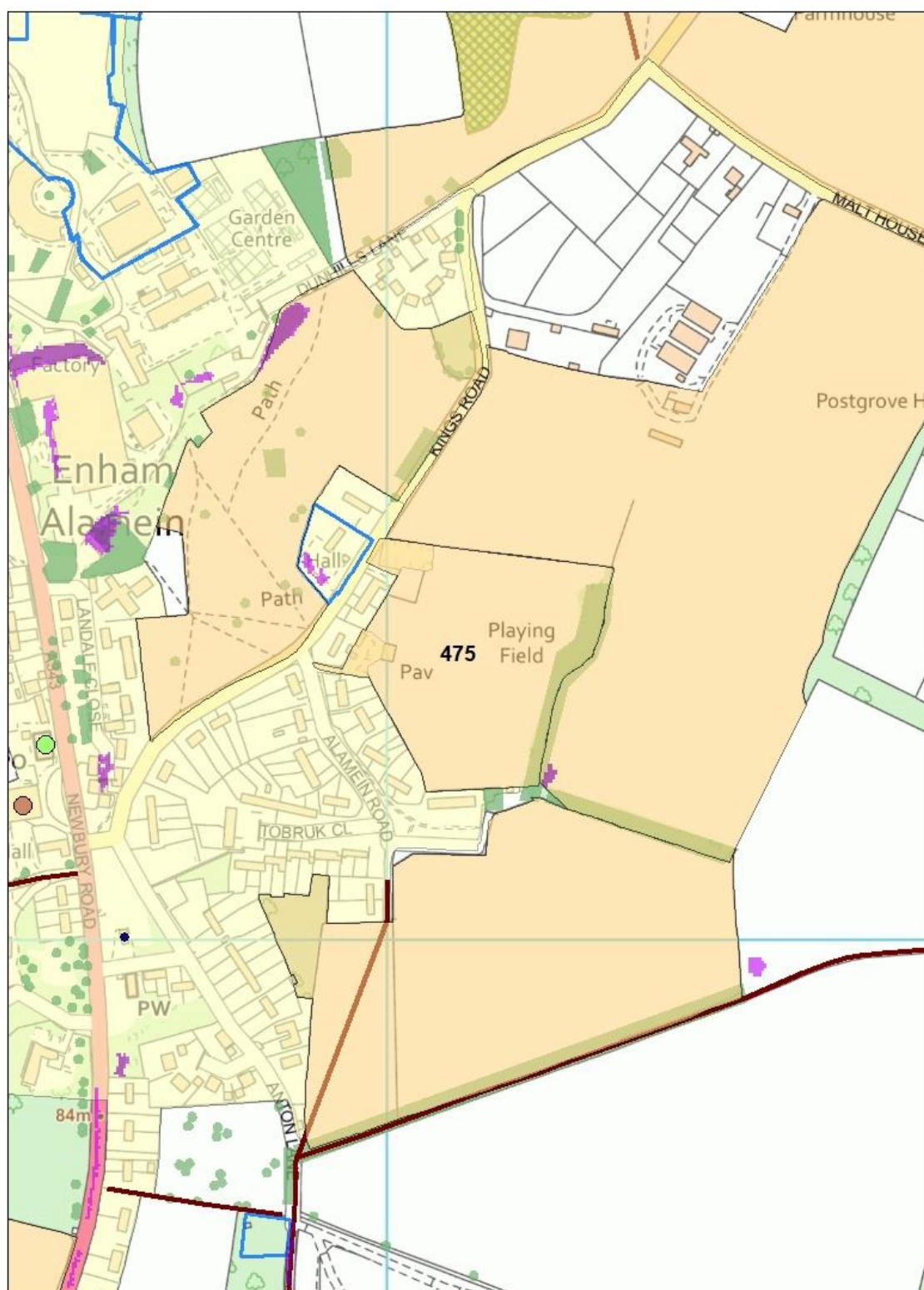
<b>Site Name</b>	Land south of Alamein Road, Enham Alamein	<b>SHELAA Ref</b>	474
<b>Site Area</b>	6.01 ha	<b>Site Capacity</b>	Not provided



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Theme/Topic	Assessment
Access	Access is likely to be from Alamein Road via Kings Road. There may be challenges with providing an appropriate access due to the width of Kings Road.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and is within 800 metres from a local food store. The site has access to walking and cycling routes. There is a bus stop located on Newbury Road that has a limited service to Andover.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates the majority of the site is grade 3a with an area to the east of grade 2. The site is within a groundwater source protection zone (zones 2 and 3).
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is on the south east edge of the village. There is existing residential development to the west. The recreation ground is to the north. The site has the potential to affect views to the North Wessex Downs National Landscape. There are TPOs on the site boundary to the north and south.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Smannell and Enham Primary School and Winton Community Academy (secondary). It is understood that there may be a potential to contribute to cumulative school capacity constraints.
Other on site considerations	Approximately half of the site is within a mineral consultation area. There is a public right of way crossing the site (towards the west) and another running along the southern boundary of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for challenges in providing appropriate access to the site.

<b>Site Name</b>	Land East of Kings Road, Enham Alamein	<b>SHELAA Ref</b>	475
<b>Site Area</b>	2.74 ha	<b>Site Capacity</b>	Not provided

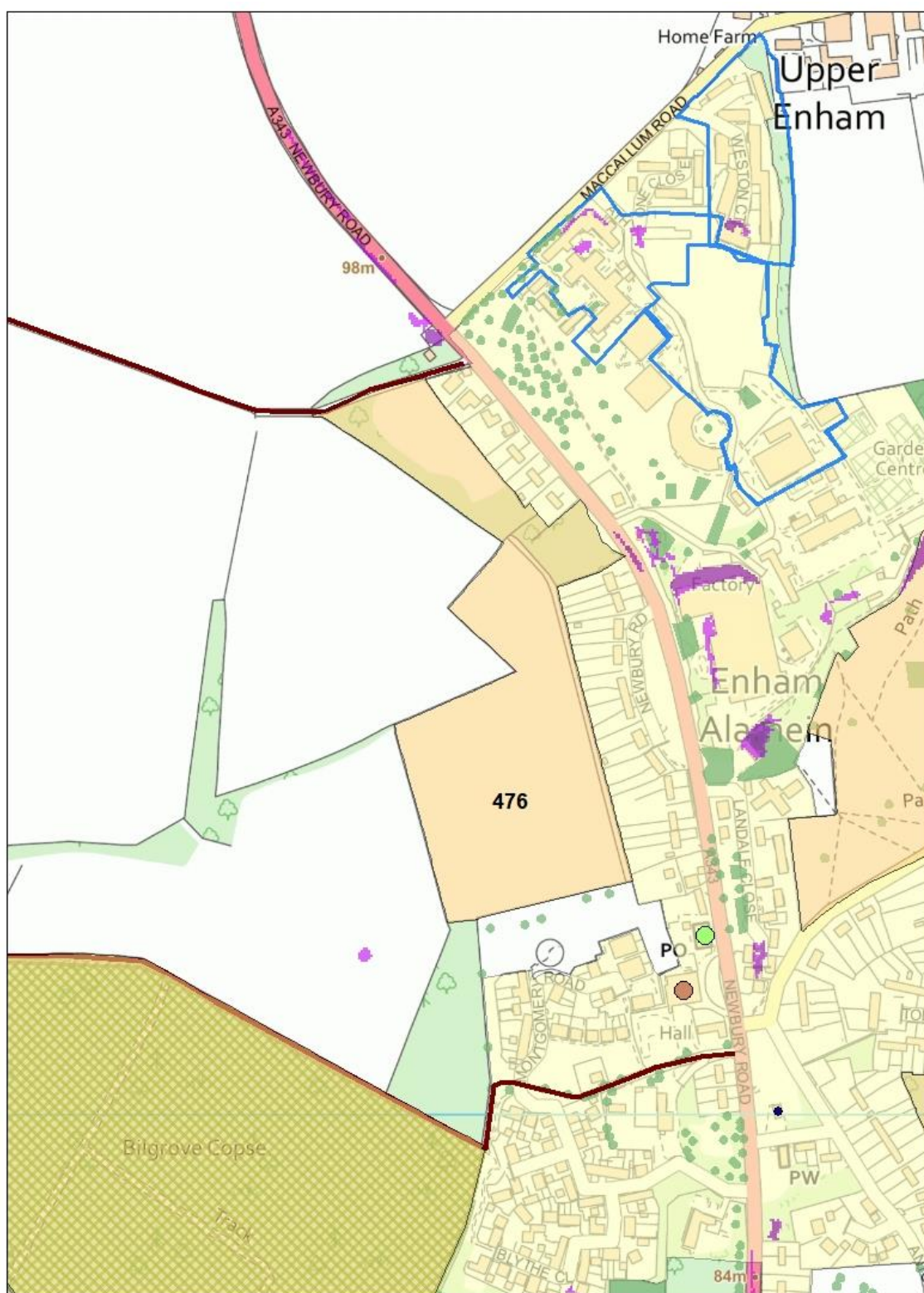


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Theme/Topic	Assessment
Access	Access is likely to be from Kings Road. There may be challenges with providing an appropriate access due to the width of Kings Road.
Accessibility	<p>The site is within 1.6 kilometres and 5 kilometres from a primary school and is within 800 metres from a local food store. The site has no access to walking and cycling routes.</p> <p>There is a bus stop located on Newbury Road that has a limited service to Andover.</p>
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site is within a groundwater source protection zone (zones 2 and 3).
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	<p>The site is on the eastern edge of the village and it comprises a recreation ground with a pavilion building. There is existing residential development to the west. The site has the potential to affect views to the North Wessex Downs National Landscape. There are TPOs on the site boundary to the east.</p>
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within the zone of influence for Solent SACs (nutrients).</p>
Education infrastructure	Within the catchment of Smannell and Enham Primary School and Winton Community Academy (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	<p>Part of the site falls within a mineral consultation area.</p> <p>There site is currently in use for outdoor sports and recreation purposes.</p>
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for challenges in providing appropriate access to the site and accounting for the existing use of the site for recreation.</p>

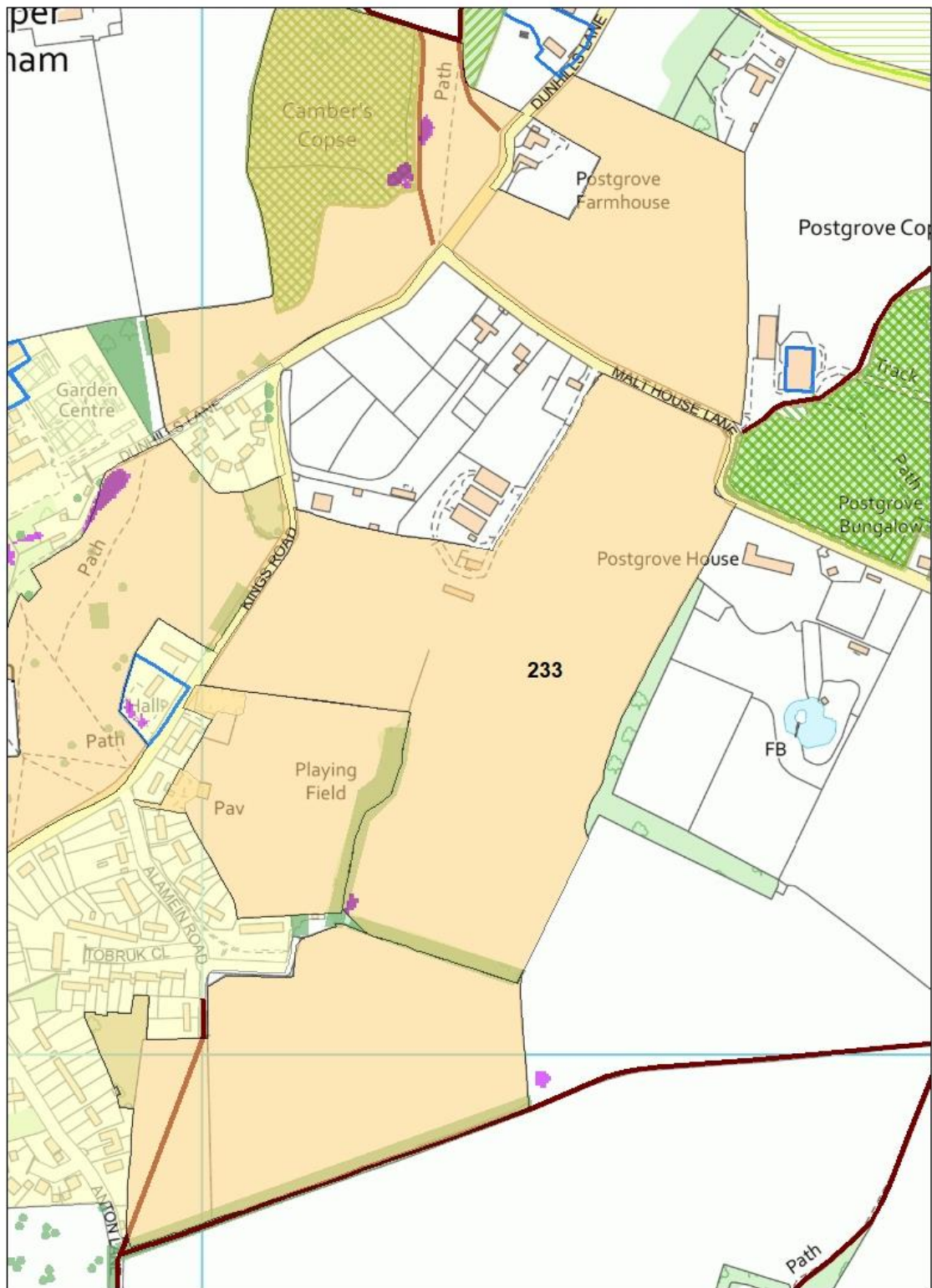
<b>Site Name</b>	Land west of Newbury Road, Enham Alamein	<b>SHELAA Ref</b>	476
<b>Site Area</b>	4.98 ha	<b>Site Capacity</b>	Not provided



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Theme/Topic	Assessment
Access	Access is likely to be from Newbury Road.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and is within 800 metres from a local food store. The site has access to walking and cycling routes. There is a bus stop located on Newbury Road that has a limited service to Andover.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available for most of the site that indicates the central and southern part of the site is grade 2, with a small area of grade 3a in the south west corner. The site is within a groundwater source protection zone (zones 2 and 3).
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Part of the site on the eastern edge is indicated to potentially be susceptible to groundwater flooding below ground level.
Landscape and character	The site is on the western edge of the village. There is existing residential development to the east and south. The site has the potential to affect views to the North Wessex Downs National Landscape.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is BAP priority habitat within the northern part of the site, and adjacent to the site to the south and west. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Smannell and Enham Primary School and Winton Community Academy (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	Part of the site falls within a mineral consultation area. There is a public right of way running along the northern boundary of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred</b>

<b>Site Name</b>	Land at Woodhouse Farm, Enham Alamein	<b>SHELAA Ref</b>	233
<b>Site Area</b>	10.67 ha	<b>Site Capacity</b>	250 dwellings

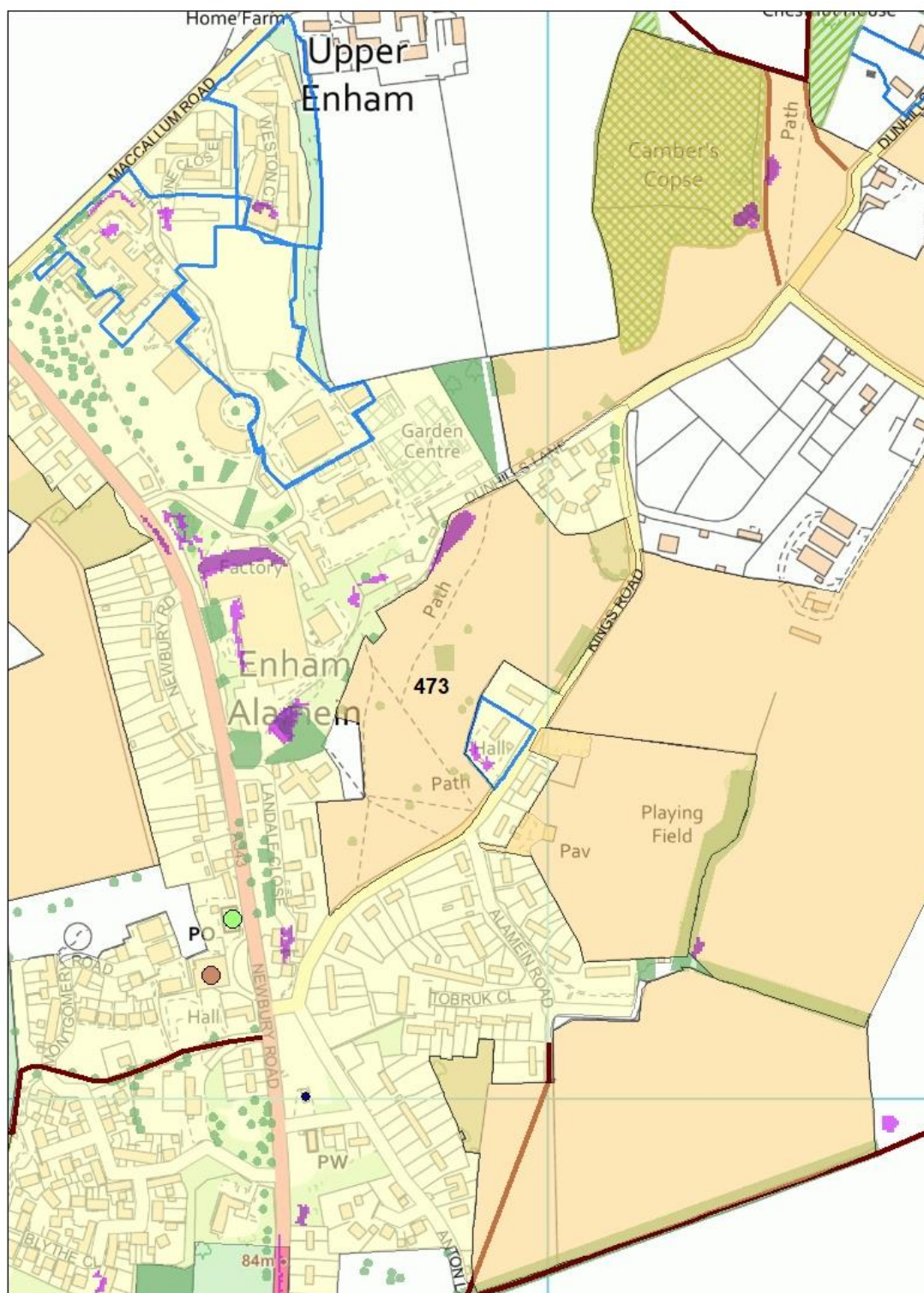


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Theme/Topic	Assessment
Access	Access is likely to be from Kings Road. There may be challenges with providing an appropriate access due to the width of Kings Road.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and is within 800 metres from a local food store. The site has no access to walking and cycling routes. There is a bus stop located on Newbury Road that has a limited service to Andover.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site is within a groundwater source protection zone (zones 2 and 3).
Flooding	There is a very small area in the southwestern corner of the site identified as being within a zone at risk of flooding from surface water (high risk).
Landscape and character	The site is on the eastern edge of the village. The site is adjacent to the recreation ground to the south west. The site is open. It has the potential to affect views to the North Wessex Downs National Landscape. There are TPOs on the site boundary to the south and west.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a SINC, BAP priority habitat and ancient woodland adjacent to the site to the north east. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Smannell and Enham Primary School and Winton Community Academy (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	A very small part of the site falls within a mineral consultation area, to the west of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for scale and relationship with settlement and challenges in providing appropriate access to the site.

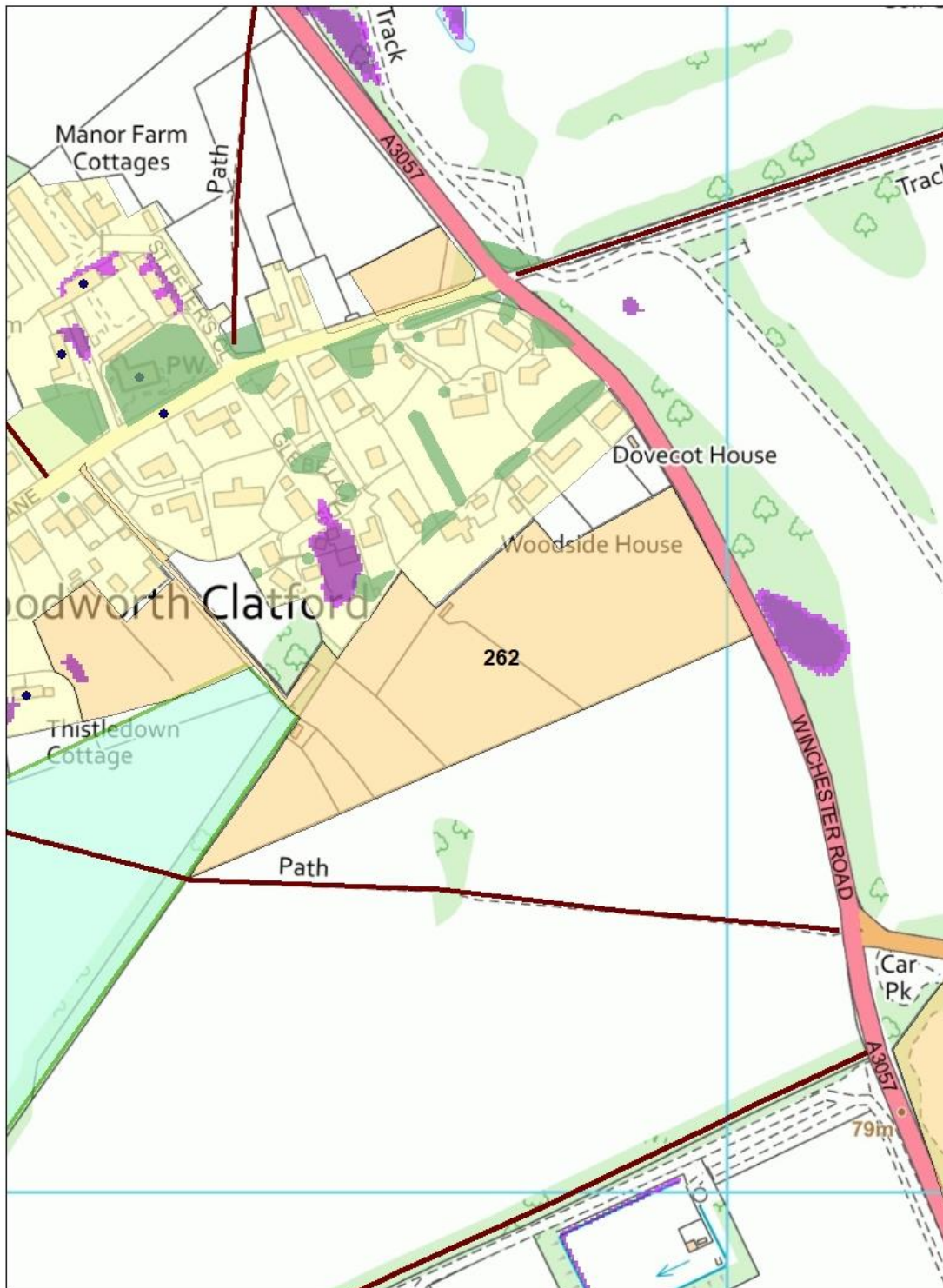
<b>Site Name</b>	Land on the north west side of Kings Road, Enham Alamein	<b>SHELAA Ref</b>	473
<b>Site Area</b>	4.25 ha	<b>Site Capacity</b>	Not provided



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Theme/Topic	Assessment
Access	Access is likely to be from Kings Road. There may be challenges with providing an appropriate access due to the width of Kings Road.
Accessibility	<p>The site is between 800 metres and 1.6 kilometres from a primary school and is within 800 metres from a local food store. The site has no access to walking and cycling routes.</p> <p>There is a bus stop located on Newbury Road that has a limited service to Andover.</p>
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site is within a groundwater source protection zone (zones 2 and 3).
Flooding	There is a small part to the north west of the site identified as being within a zone at risk of flooding from surface water (high, medium and low risk). Part of the site to the west is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to commercial buildings to the north west and residential development to the south. The site is open and rises up to the northeast. There are footpaths crossing the site. It has the potential to affect views to the North Wessex Downs National Landscape. There are several TPOs across the site.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There is BAP priority habitat within the site to the north east and adjacent to the site to the west.</p> <p>The site is within the zone of influence for Solent SACs (nutrients).</p>
Education infrastructure	Within the catchment of Smannell and Enham Primary School and Winton Community Academy (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	Part of the site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for scale, topography, and challenges in providing appropriate access to the site.</p>

<b>Site Name</b>	Manor Farm Meadows, Goodworth Clatford	<b>SHELAA Ref</b>	262
<b>Site Area</b>	3.6ha	<b>Site Capacity</b>	75 dwellings

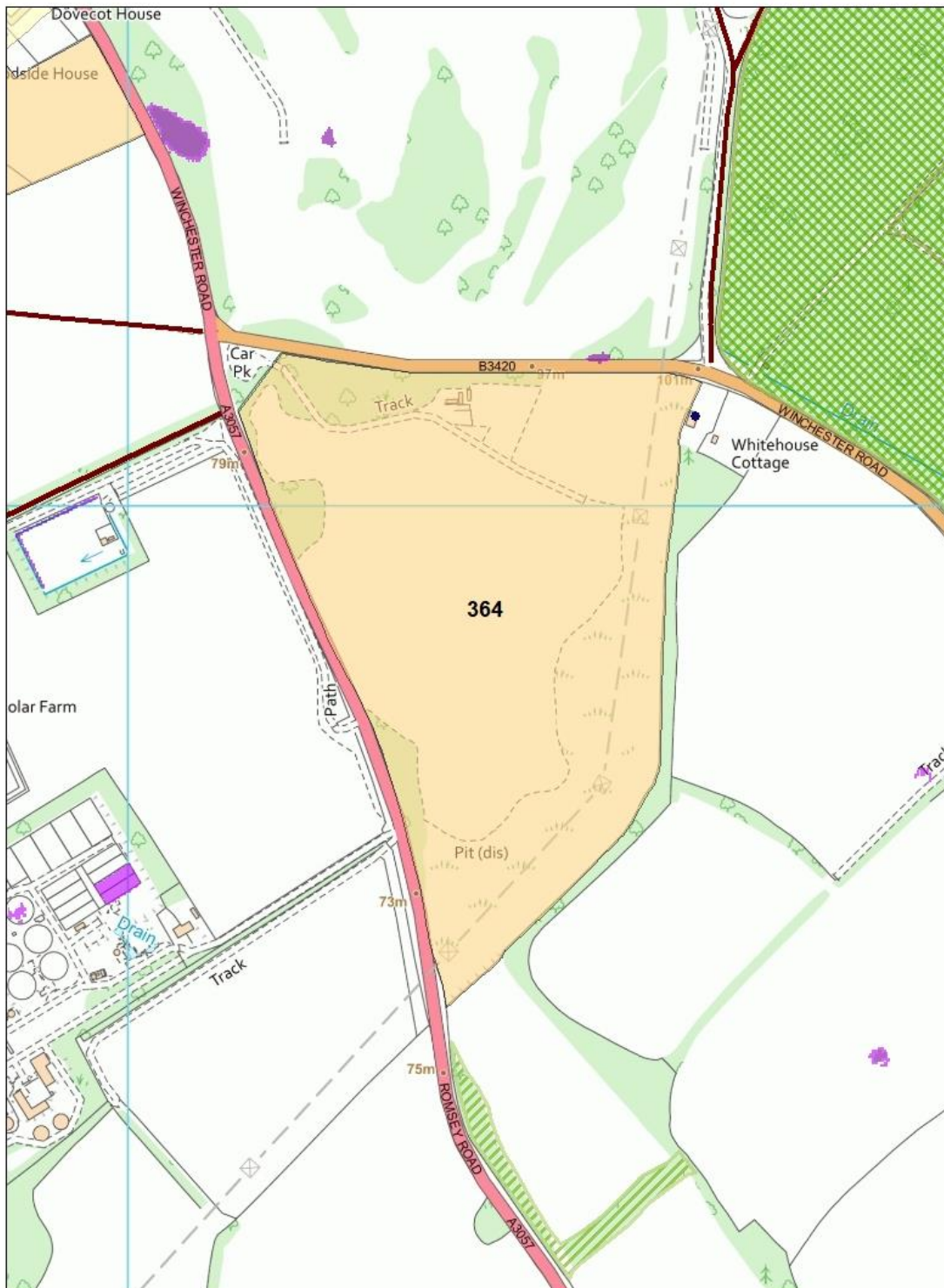


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from either Church Lane via a single track lane or from Winchester Road. There may be challenges with providing an appropriate access.
Accessibility	The site is within 800 metres of a primary school and within 800 metres of a local food store. There is not access to walking and cycling routes. There are no bus services available in the locality.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. The majority of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the north. The site is adjacent to a designated local green space to the west. The site is open and on the edge of the settlement.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is BAP priority habitat within and adjacent to the site to the west. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Clatford C of E Primary School and John Hanson Community School (secondary).
Other on site considerations	Part of the site falls within a mineral consultation area. There is a public right of way running past the boundary of the site to the south.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for landscape sensitivity due to its position on the edge of the settlement.

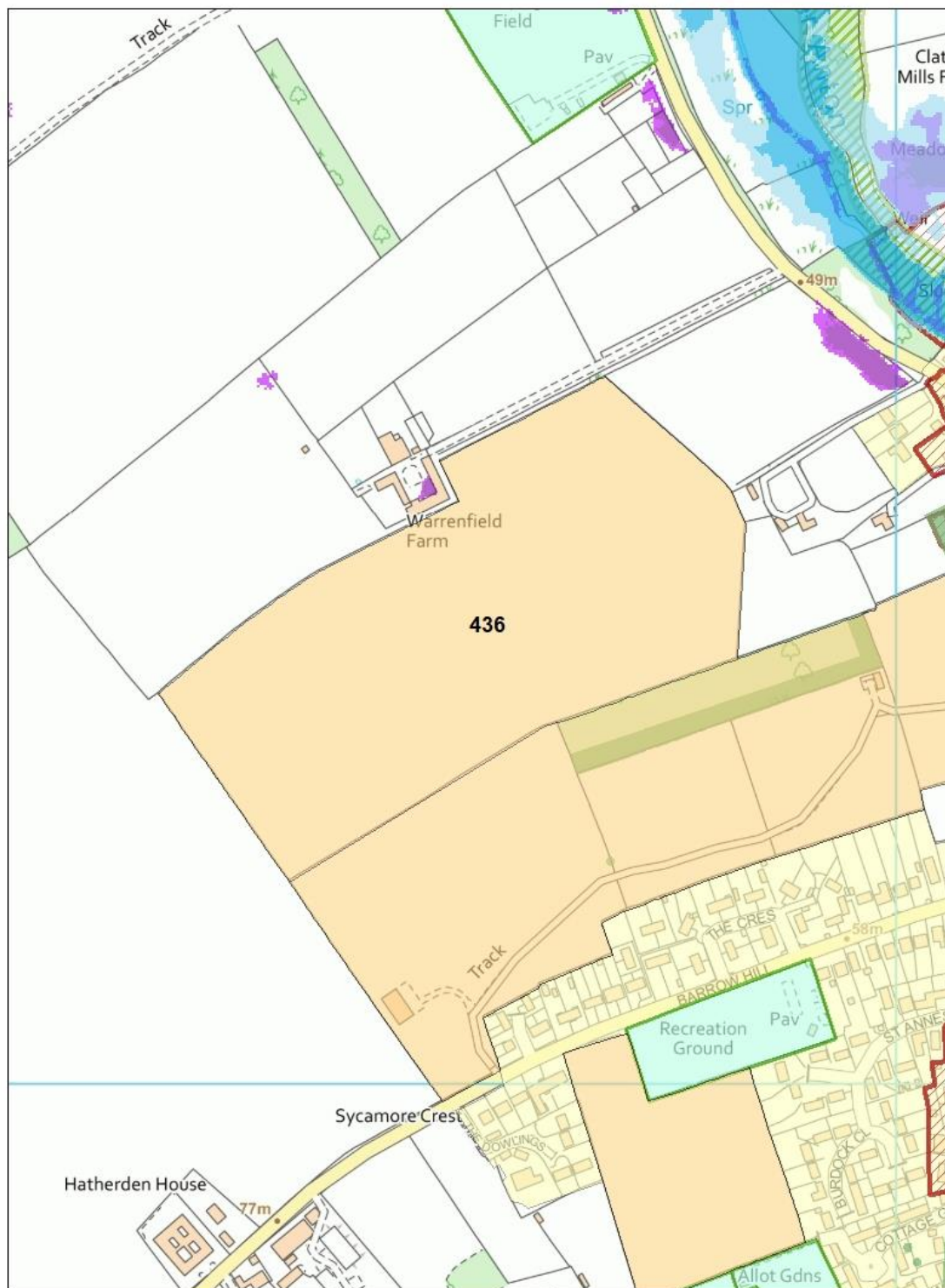
<b>Site Name</b>	Whitehouse Field, Goodworth Clatford	<b>SHELAA Ref</b>	364
<b>Site Area</b>	17.8ha	<b>Site Capacity</b>	500 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Winchester Road
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is not access to walking and cycling routes. There are no bus services available in the locality.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site is partially in safeguarded areas surrounding a Wastewater Treatment Works and a wellsite.
Flooding	Part of the site is within an area at risk of flooding from surface water, this relates to a very small area of low risk adjacent to Winchester Road.
Landscape and character	The site is not adjacent to any existing residential development and is removed from the settlement.
Historic environment	There is a listed building adjacent to the north east of the site (grade II).
Biodiversity and habitats	There is a SINC adjacent to the site to the north east. There is BAP priority habitat within and adjacent to the site to the east. This relates to a small extent within the site. The site is within zones of influence for Solent SACs (nutrients)
Education infrastructure	Within the catchment of Clatford Primary School and John Hanson Community School (secondary).
Other on site considerations	There are overhead pylons crossing the site along the eastern boundary. There are public rights of way in the vicinity.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the relationship with the settlement.

<b>Site Name</b>	Land at Goodworth Clatford, Goodworth Clatford	<b>SHELAA Ref</b>	436
<b>Site Area</b>	11.36ha	<b>Site Capacity</b>	185 dwellings

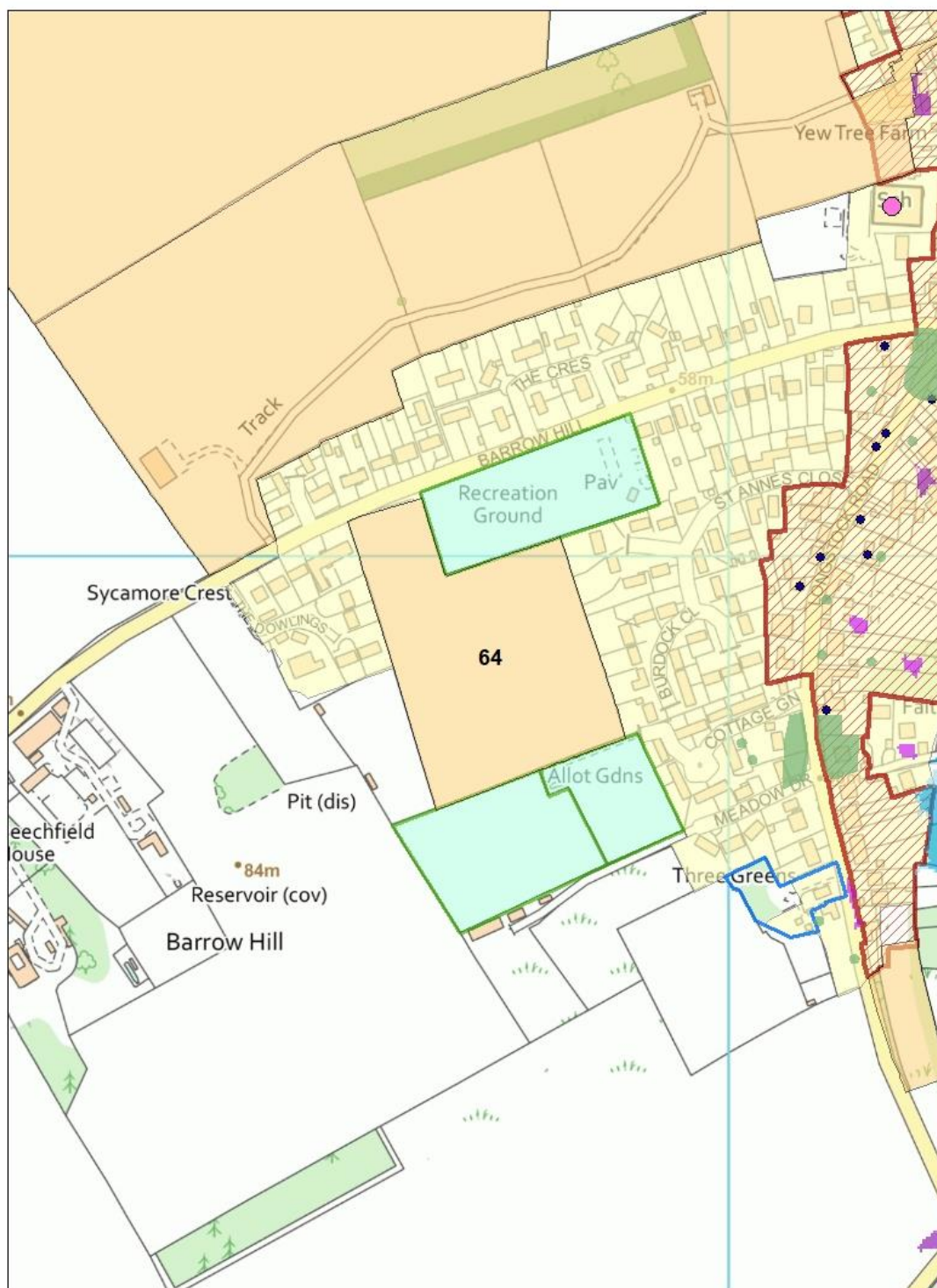


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Longstock Road via an unmade track. There may be challenges with providing an appropriate access.
Accessibility	The site is within 800 metres of a primary school and within 800 metres of a local food store. There is not access to walking and cycling routes. There are no bus services available in the locality.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site in the east is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is not adjacent to any existing residential development.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Clatford Primary School and John Hanson Community School (secondary).
Other on site considerations	Part of the site falls within a mineral consultation area. There are overhead lines crossing the site north to south in the east of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the scale and relationship with the settlement.

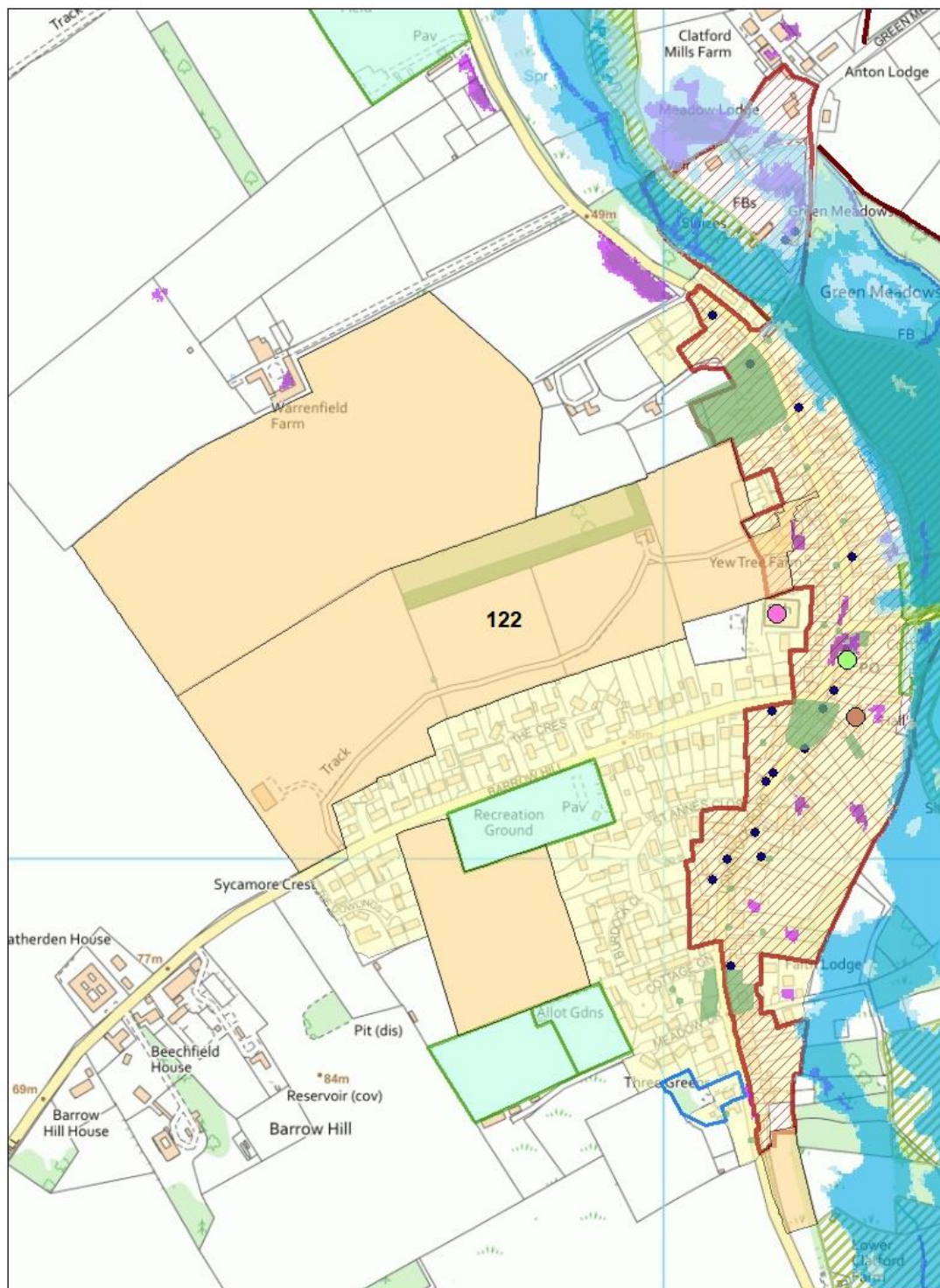
<b>Site Name</b>	Land at Barrow Hill, Goodworth Clatford	<b>SHELAA Ref</b>	64
<b>Site Area</b>	2.9ha	<b>Site Capacity</b>	40 dwellings



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is proposed to be from Barrow Hill
Accessibility	The site is within 800 metres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There are no bus services available in the locality.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. A very small part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the north, east and west. The site is adjacent to a designated local green space to the south and north east.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Clatford Primary School and John Hanson Community School (secondary).
Other on site considerations	Part of the site falls within a mineral consultation area.
Planning status	Resolution to grant planning permission (outline) for up to 40 dwellings.
<b>Recommendation</b>	<b>Preferred</b>

<b>Site Name</b>	Land at Yew Tree Farm, Goodworth Clatford	<b>SHELAA Ref</b>	122
<b>Site Area</b>	12.0ha	<b>Site Capacity</b>	110 dwellings

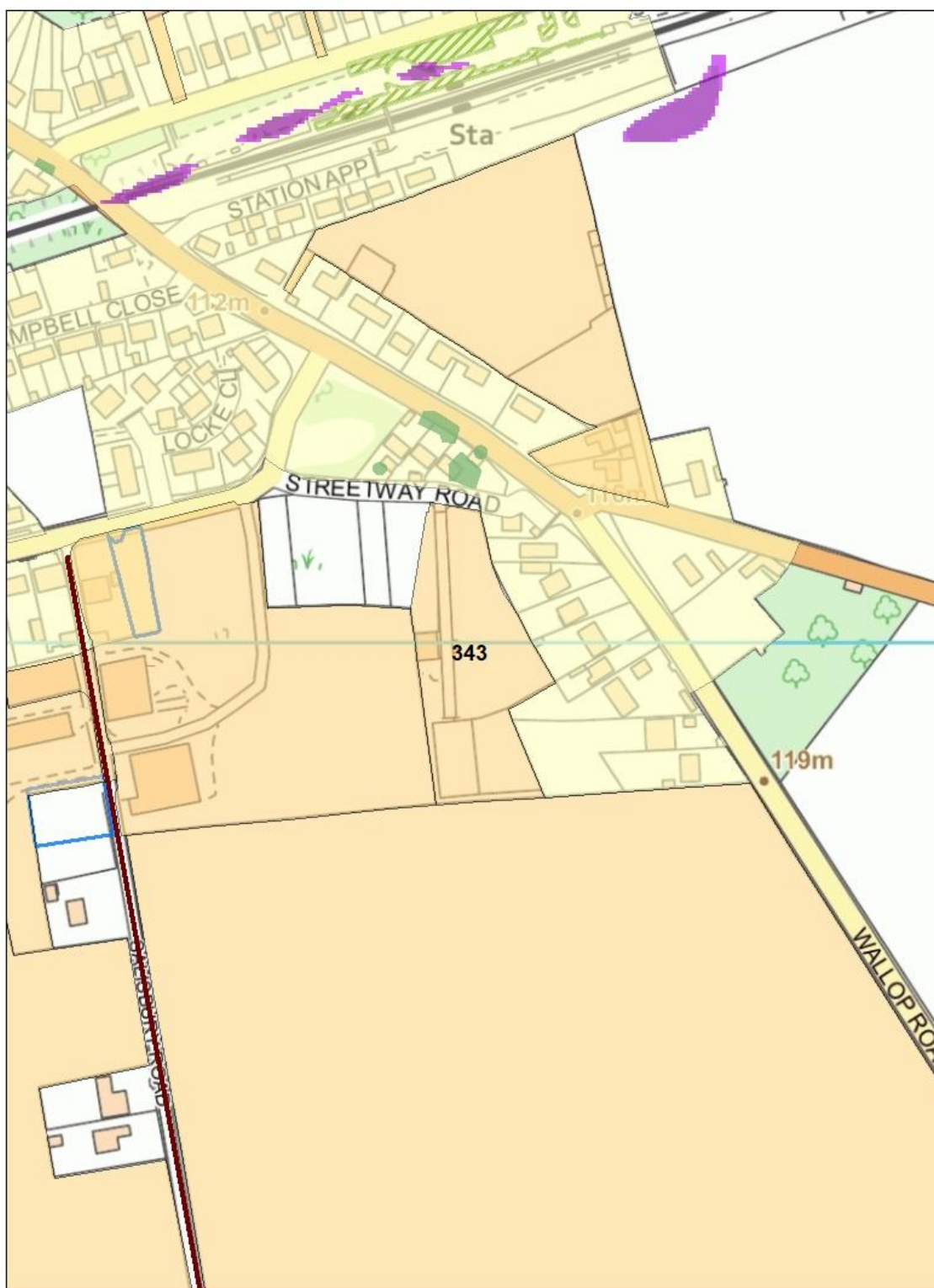


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Barrow Hill or Longstock Road.
Accessibility	The site is within 800 metres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There are no bus services available in the locality.
Environmental receptors	Based on the national dataset, indicated to be a combination of grade 3 and grade 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water, this relates to very small areas to the east, west and central part of the site, mainly of low risk, with small areas of medium and high risk partly overlapping with the eastern site boundary. Part of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the east and south. There are TPOs within the site located in the centre and north, with further TPOs adjacent to the north east boundary.
Historic environment	The site is partially within Goodworth Clatford conservation area towards the east of the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients)
Education infrastructure	Within the catchment of Clatford Primary School and John Hanson Community School (secondary).
Other on site considerations	Part of the site falls within a mineral consultation area. There are overhead lines crossing the site north to south in the east of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the scale of the site in relation to the existing settlement.

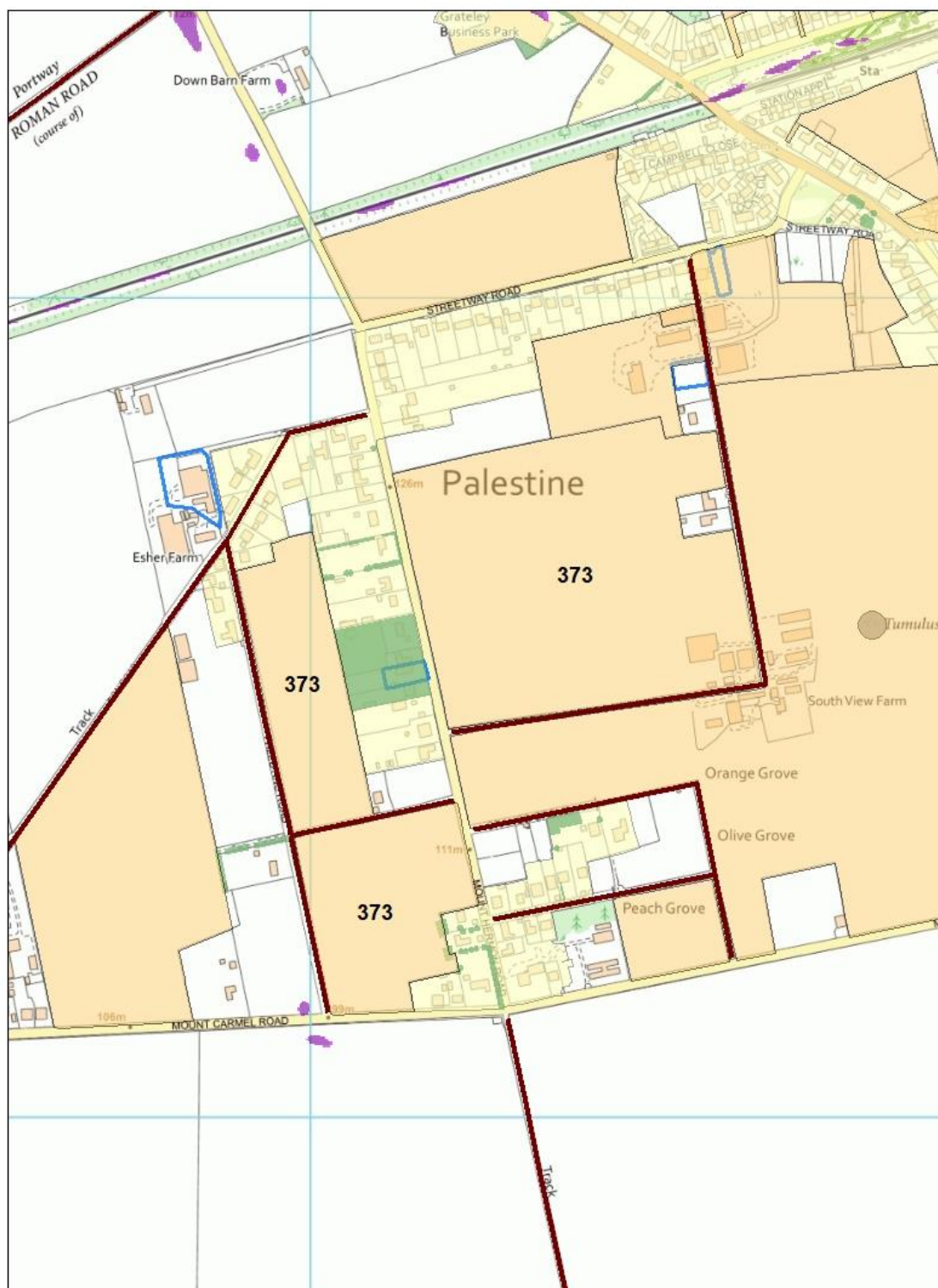
<b>Site Name</b>	Land adjoining Tabora, Wallop Road, Palestine	<b>SHELAA Ref</b>	343
<b>Site Area</b>	0.8 ha	<b>Site Capacity</b>	27 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be via Streetway Road. There may be challenges with providing an appropriate access. This section of Streetway Road is a narrow no-through road.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school. The site is between 1.6 and 5 kilometres from a local food store. The site is close to walking routes. There is a bus stop located at Grateley Station that has a limited service to Andover. The site is 400 metres from Grateley train station that has a regular service to Andover, London and Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates the site is grade 3b land. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the east and north. There are existing agricultural buildings on site. The landscape is open.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. Within zones of influence for Solent SACs (nutrients), and on the edge of Salisbury Plain SPA (recreation). The latter covers a very small area within the north of the site.
Education infrastructure	Within the catchment of Grateley Primary School and John Hanson Community School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for challenges in providing appropriate access to the site.

<b>Site Name</b>	South View Farm, Palestine	<b>SHELAA Ref</b>	373
<b>Site Area</b>	57.7 ha	<b>Site Capacity</b>	1,500 dwellings

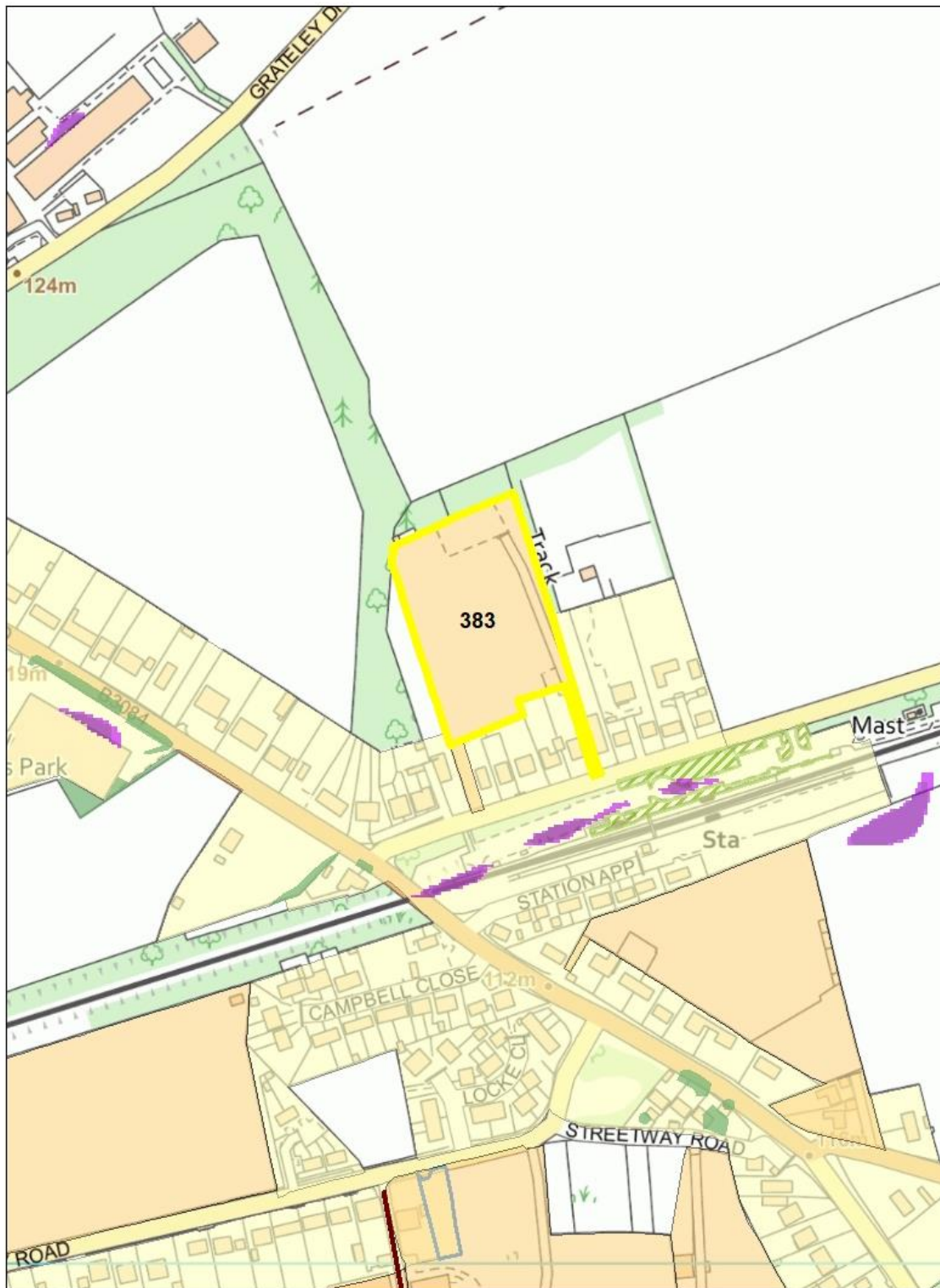


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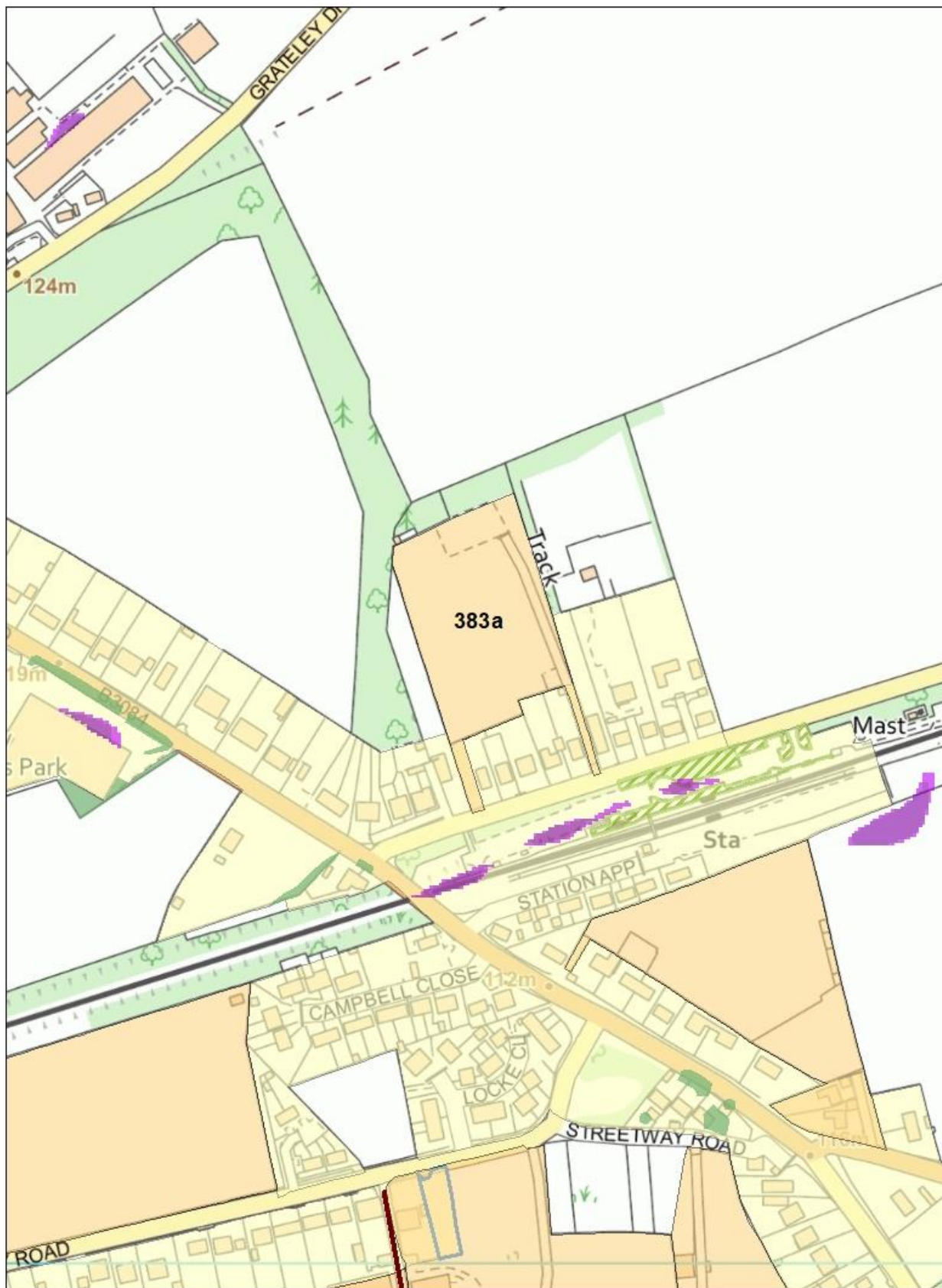


Theme/Topic	Assessment
Access	This site would likely have multiple access points for the different parcels.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and is between 1.6 and 5 kilometres from a local food store. The site is close to walking routes. There is a bus stop located at Grateley Station that has a limited service to Andover. The site is within 1 kilometre from Grateley train station that has a regular service to Andover, London and Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates the site is mostly grade 3b, with a small area of 3a in the south west. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	There is dispersed residential development adjacent to the site. There are some existing agricultural and residential buildings on parts of the site. The landscape is agricultural, open and elevated.
Historic environment	There is a scheduled monument within the site (Bowl Barrow), to the east of South View Farm.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. Within zone of influence for Solent SACs (nutrients), River Avon SAC (nutrients), and Salisbury Plain SPA (recreation).
Education infrastructure	Within the catchment of Grateley Primary School and John Hanson Community School (secondary).
Other on site considerations	There are public rights of way running along the boundaries of some of the parcels.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the scale of the site and when accounting for access to key facilities and services.

<b>Site Name</b>	Three Acres, Station Road, Palestine	<b>SHELAA Ref</b>	383 and 383a
<b>Site Area</b>	1.2 ha	<b>Site Capacity</b>	40 dwellings



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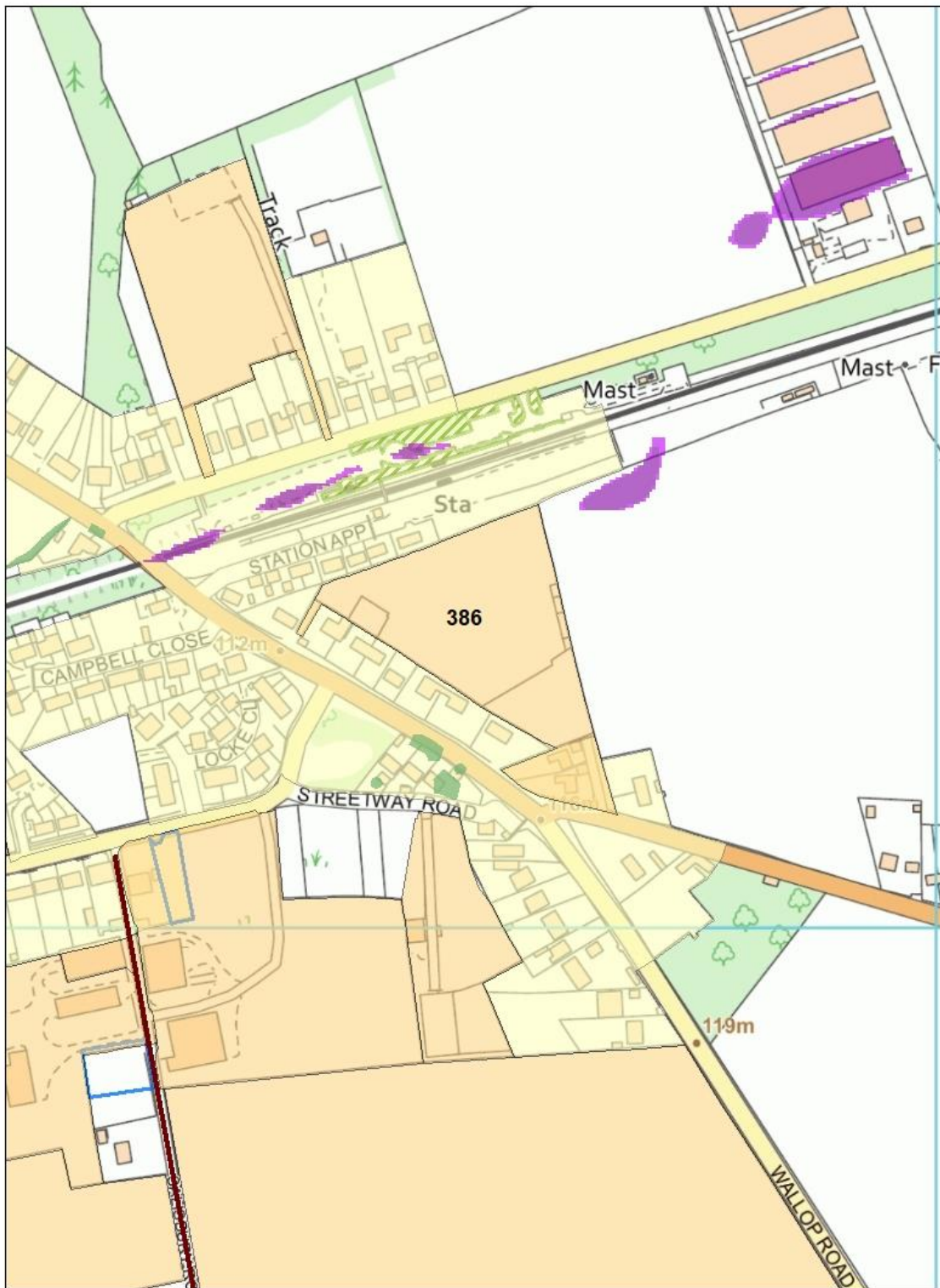


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Theme/Topic	Assessment
Access	Access is likely to be from Station Road. There may be a challenge with providing appropriate access to the site as the site is located behind existing development and access would pass between existing houses.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school. The site is between 1.6 and 5 kilometres from a local food store. There is not direct access to walking routes. There is a bus stop located at Grateley Station that has a limited service to Andover. The site is opposite Grateley train station that has a regular service to Andover, London and Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates the site is within the 'other' land category. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the south.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. Within zones of influence for Solent SACs (nutrients), and Salisbury Plain SPA (recreation).
Education infrastructure	Within the catchment of Grateley Primary School and John Hanson Community School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> There may be a challenge with providing appropriate access to the site.



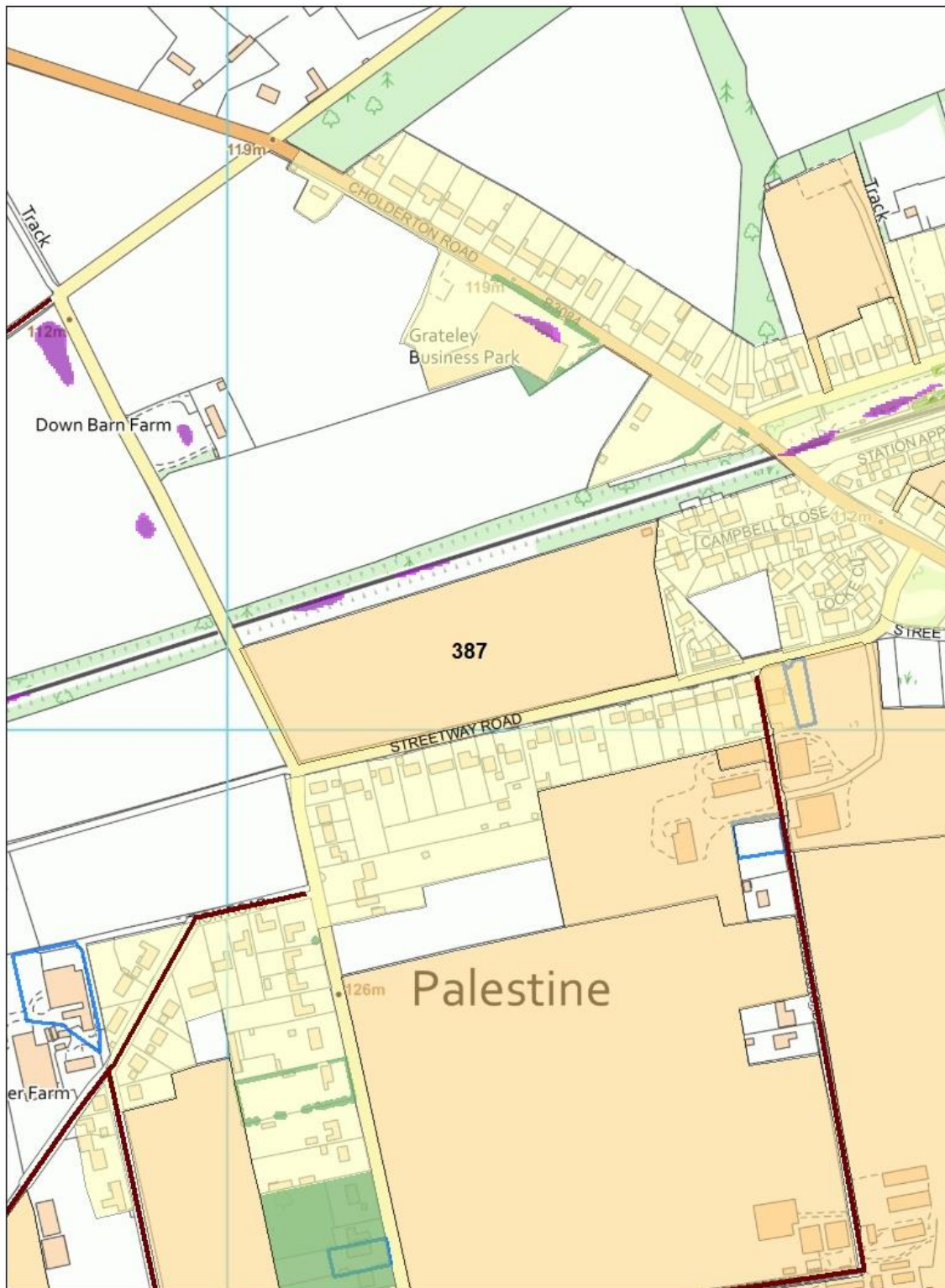
<b>Site Name</b>	Land north of Hill View Farm, Palestine	<b>SHELAA Ref</b>	386
<b>Site Area</b>	1.7 ha	<b>Site Capacity</b>	45 dwellings



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Theme/Topic	Assessment
Access	Access is likely to be from Cholderton Road. There may be challenges with providing an appropriate access.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and is between 1.6 and 5 kilometres from a local food store. There is not direct access to walking routes. There is a bus stop located at Grateley Station that has a limited service to Andover. The site is adjacent to Grateley train station that has a regular service to Andover, London and Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates the site is primarily grade 3b land with some land in the 'other' category. The site is close to the railway line, which could give rise to noise impacts.
Flooding	Part of the site is within an area at risk of flooding from surface water, this relates to a small area to the north of the site indicated to be at low risk.
Landscape and character	The site is adjacent to existing residential development to the north, south and west, with the site boundary including two houses.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for Solent SACs (nutrients), and Salisbury Plain SPA (recreation).
Education infrastructure	Within the catchment of Grateley Primary School and John Hanson Community School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for challenges in providing appropriate access to the site.

<b>Site Name</b>	Streetway Road, Palestine	<b>SHELAA Ref</b>	387
<b>Site Area</b>	4.4 ha	<b>Site Capacity</b>	115 dwellings

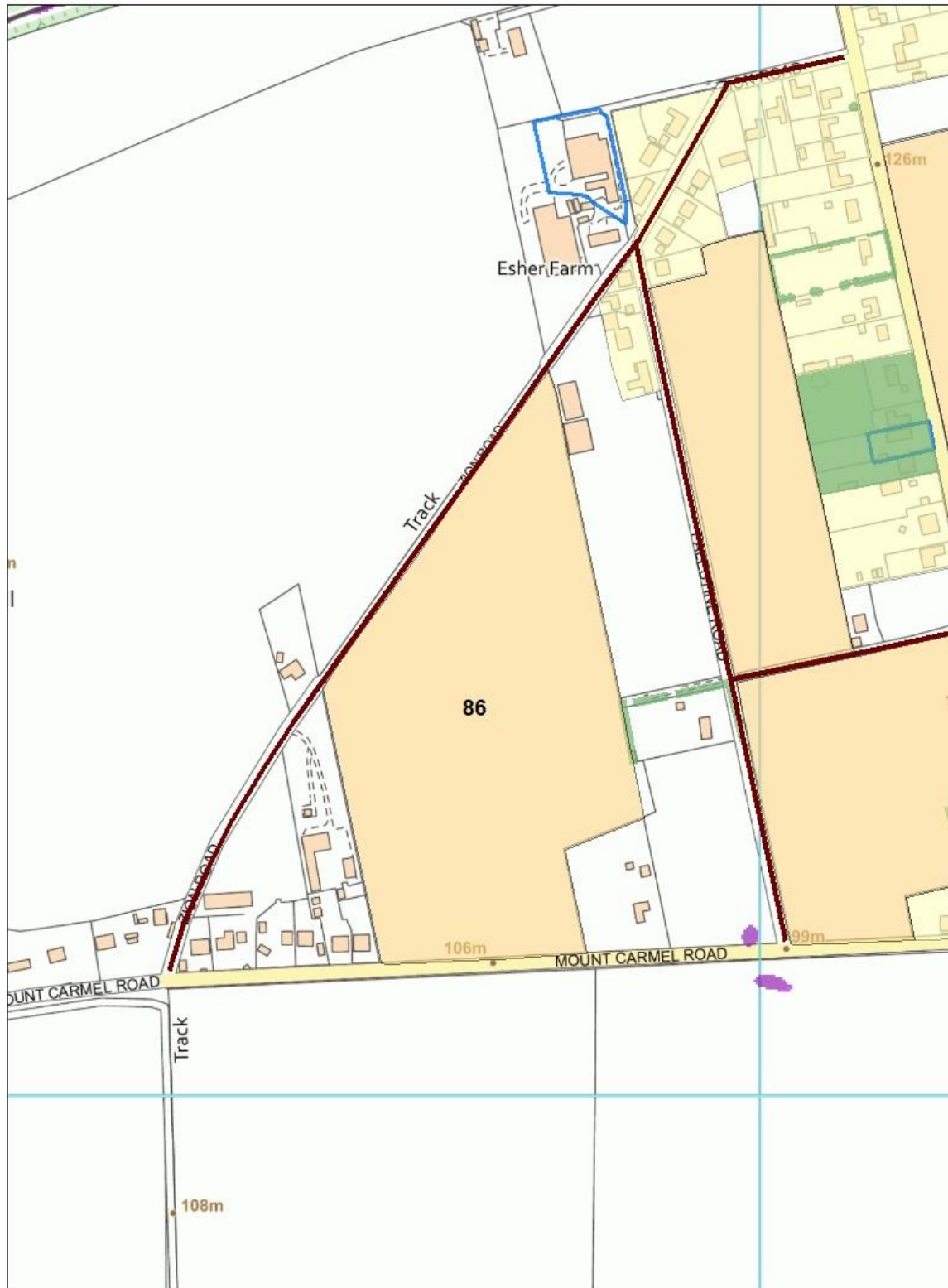


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Access is likely to be from Streetway Road.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and is between 1.6 and 5 kilometres from a local food store. There is not direct access to walking routes. There is a bus stop located at Grateley Station that has a limited service to Andover. The site is within 800 metres of Grateley train station that has a regular service to Andover, London and Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates the site is grade 3b land. The site is close to the railway line, which could give rise to noise impacts.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the east and south.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for Solent SACs (nutrients), River Avon SAC (nutrients) and Salisbury Plain SPA (recreation).
Education infrastructure	Within the catchment of Grateley Primary School and John Hanson Community School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred</b>



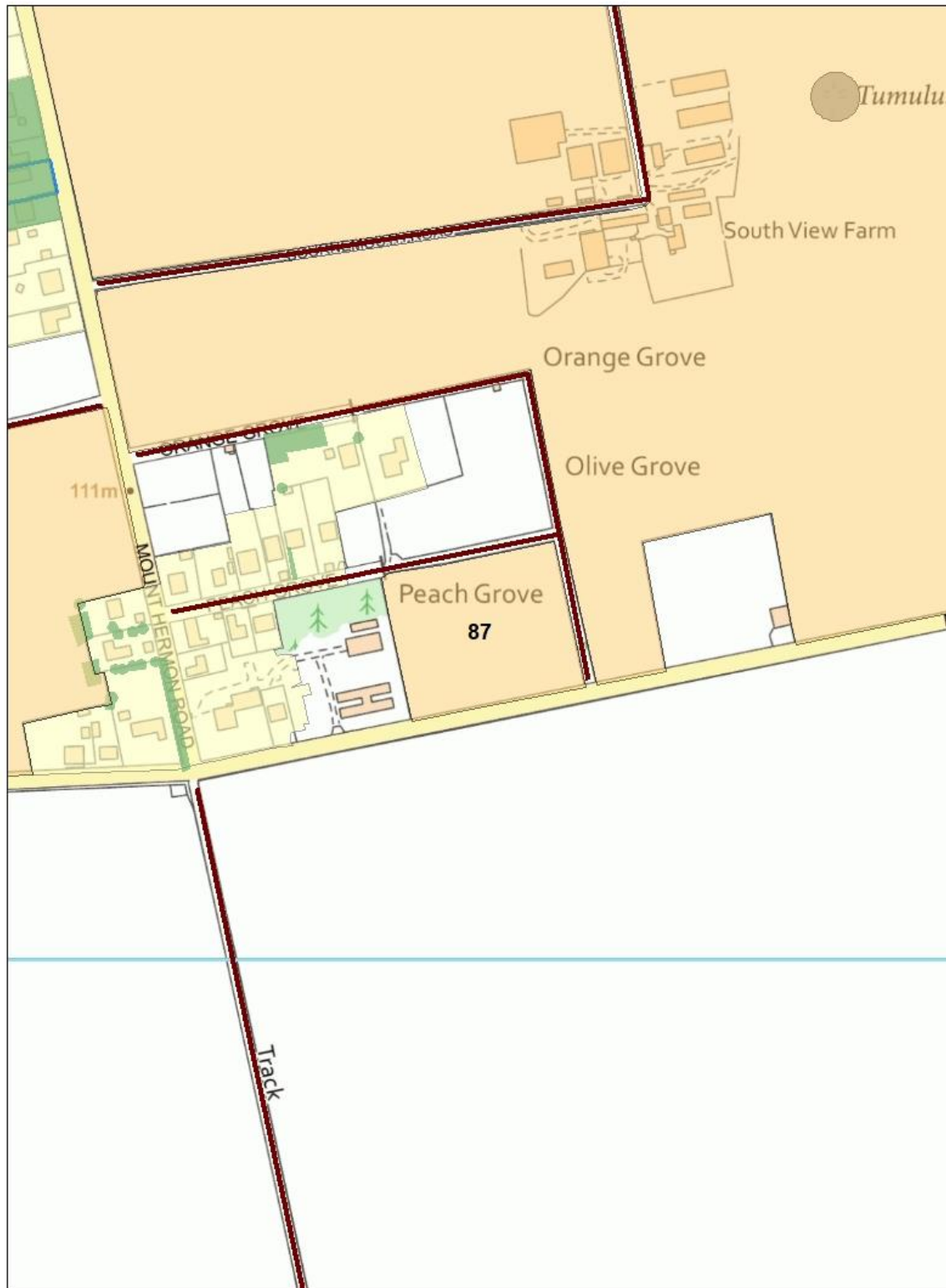
<b>Site Name</b>	Land south of Zion Road, Grateley Station	<b>SHELAA Ref</b>	86
<b>Site Area</b>	7.95 ha	<b>Site Capacity</b>	238 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Mount Carmel Road.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and is over 5 kilometres from a local food store. There is access to walking routes. There is a bus stop located at Grateley Station that has a limited service to Andover. The site is 1.5 kilometres from Grateley train station that has a regular service to Andover, Salisbury and London.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to dispersed residential development and some light industrial/agricultural uses. The landscape is open.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for Solent SACs (nutrients), Salisbury Plain SPA (recreation).
Education infrastructure	Within the catchment of Grateley Primary School and John Hanson Community School (secondary).
Other on site considerations	There is a public right of way running along the northern boundary of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the scale of the site in relation to the existing settlement and access to services and facilities.

<b>Site Name</b>	Land north of Mount Carmel Road, Palestine	<b>SHELAA Ref</b>	87
<b>Site Area</b>	1.3 ha	<b>Site Capacity</b>	38 dwellings

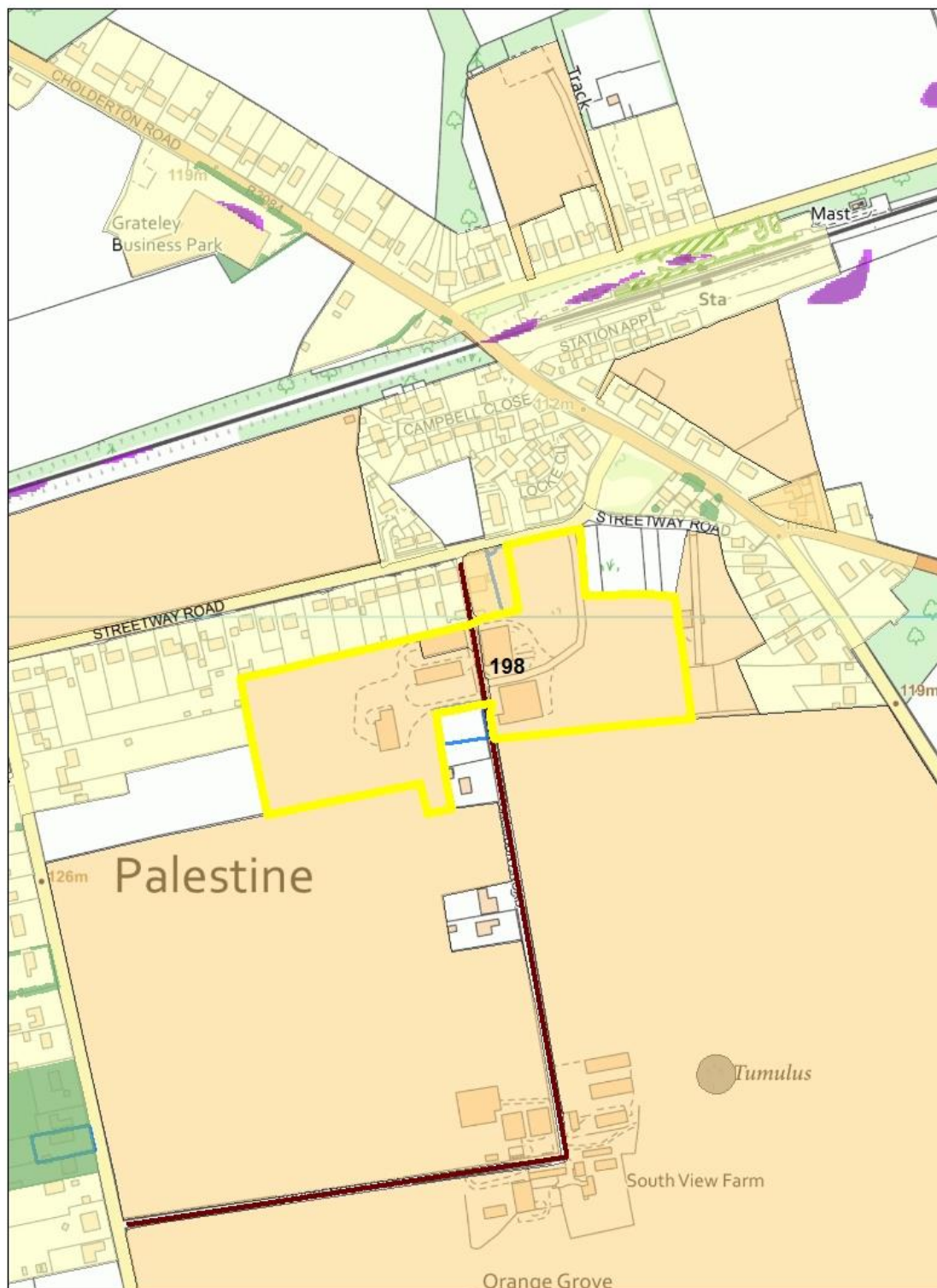


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Mount Carmel Road.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and is over 5 kilometres from a local food store. There is access to walking routes. There is a bus stop located at Grateley Station that has a limited service to Andover. The site is 2 kilometres from Grateley train station that has a regular service to Andover, London and Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates the site is grade 3b land. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to dispersed residential development and agricultural land. The landscape is open.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zones of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Grateley Primary School and John Hanson Community School (secondary).
Other on site considerations	There is a public right of way running along the north boundary of the site
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> Considering distance to services and facilities compared with other sites.



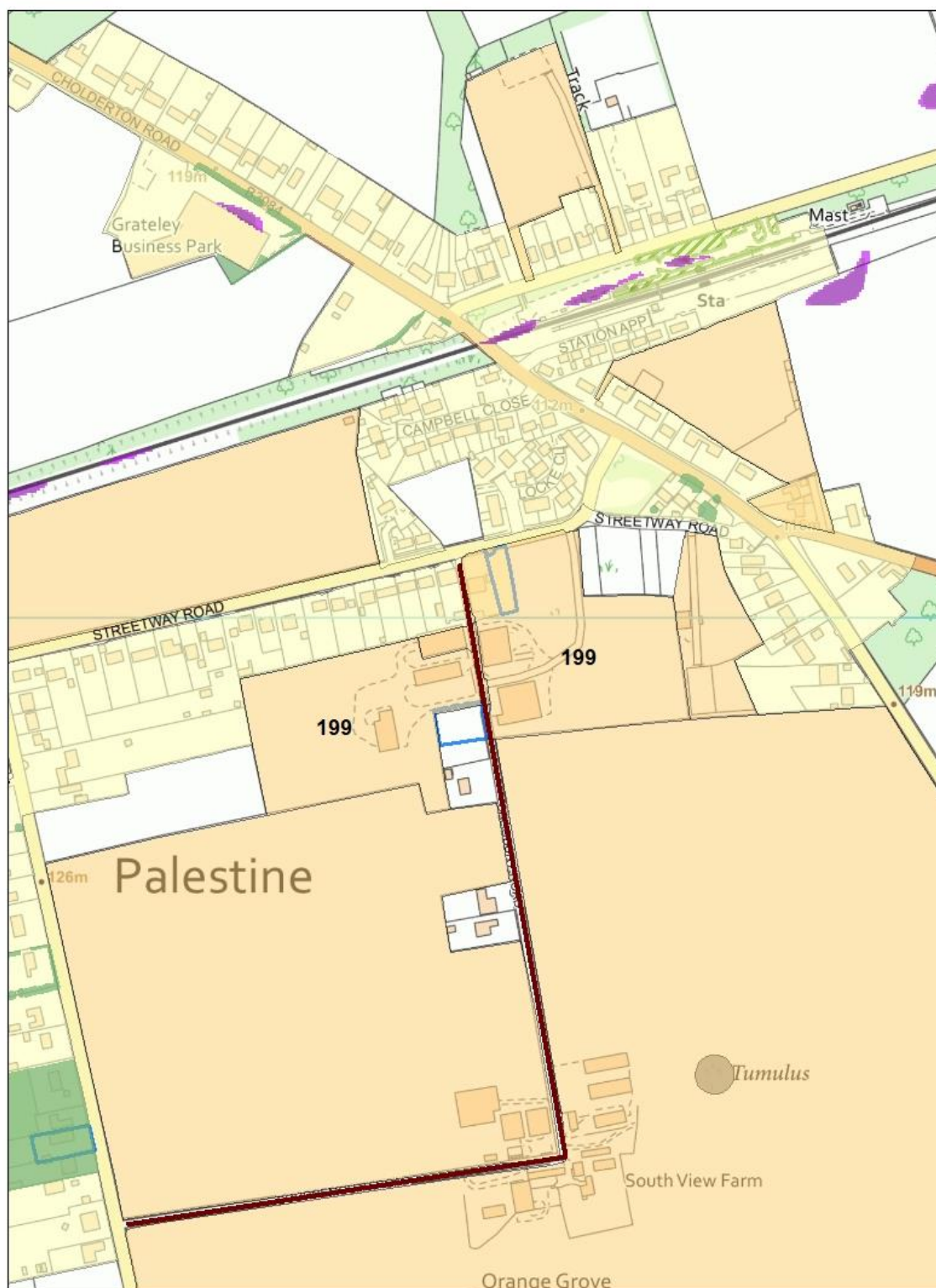
<b>Site Name</b>	Land south of Streetway Road, Station View, Palestine	<b>SHELAA Ref</b>	198
<b>Site Area</b>	4.69 ha	<b>Site Capacity</b>	120 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be via Streetway Road.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school. The site is between 1.6 and 5 kilometres from a local food store. There is access to walking routes. There is a bus stop located at Grateley Station that has a limited service to Andover. The site is 500 metres from Grateley train station that has a regular service to Andover, London and Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates the site is partly grade 3b land and partly 'other' category.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the north. The site includes existing agricultural buildings. The landscape is open and elevated and the site rises up to the south.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for Solent SACs (nutrients), Salisbury Plain SPA (recreation).
Education infrastructure	Within the catchment of Grateley Primary School and John Hanson Community School (secondary).
Other on site considerations	This site extent is similar to SHELAA site 199. There is a public right of way crossing the site, running along Salisbury Road.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the topography of the site and landscape sensitivities.

<b>Site Name</b>	Land at Station View Farm, Palestine	<b>SHELAA Ref</b>	199
<b>Site Area</b>	4.8 ha	<b>Site Capacity</b>	150 dwellings

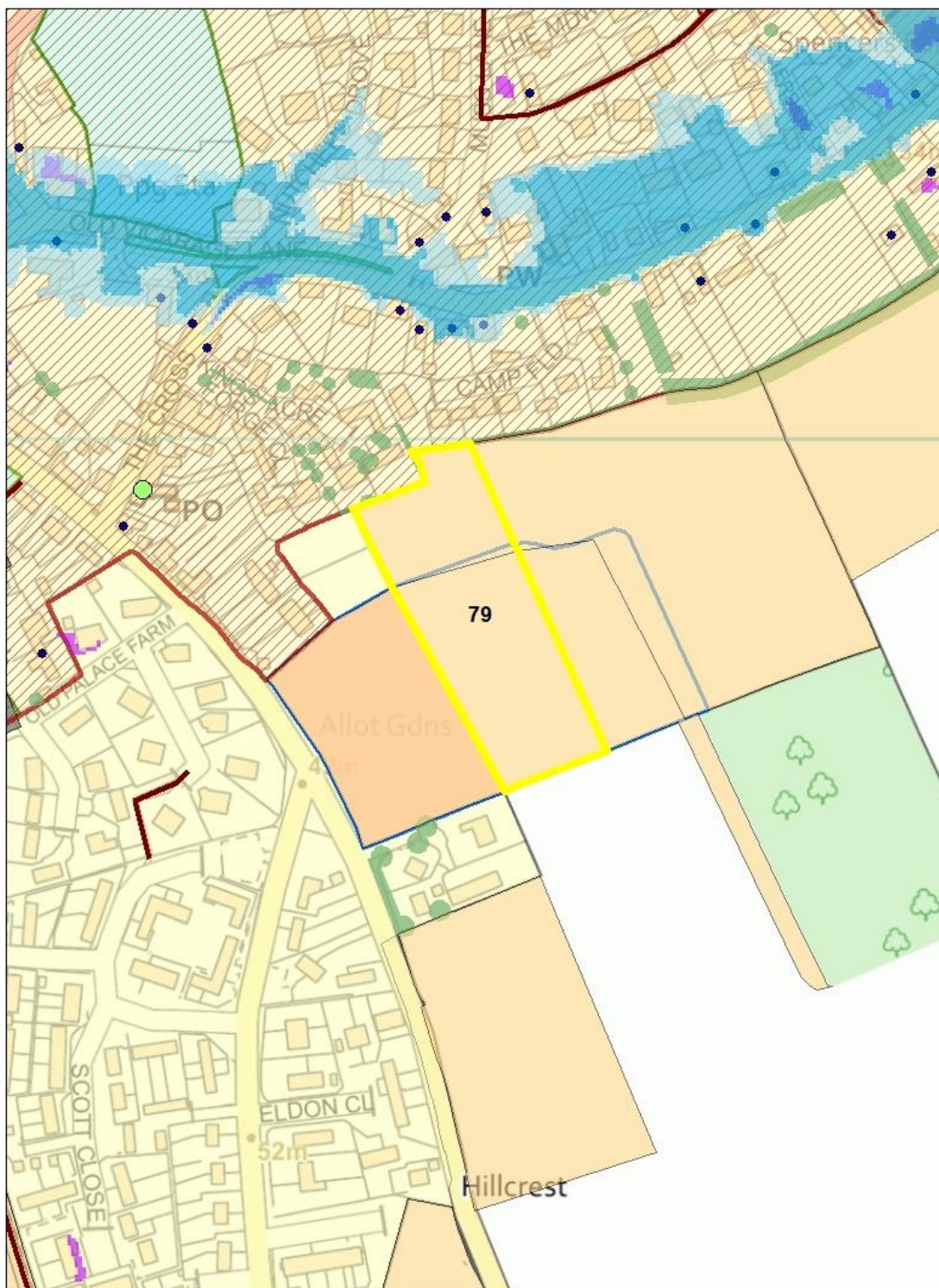


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Theme/Topic	Assessment
Access	Vehicular access is likely to be via Streetway Road.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school. The site is between 1.6 and 5 kilometres from a local food store. There is access to walking routes. There is a bus stop located at Grateley Station that has a limited service to Andover. The site is 500 metres from Grateley train station that has a regular service to Andover, London and Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates the site is partly grade 3b land and partly 'other' category. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the north. The site includes existing agricultural buildings. The landscape is open and elevated and the site rises up to the south.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for Solent SACs (nutrients), River Avon SAC (nutrients), Salisbury Plain SPA (recreation).
Education infrastructure	Within the catchment of Grateley Primary School and John Hanson Community School (secondary).
Other on site considerations	This site extent is similar to SHELAA site 198. There is a public right of way crossing the site, running along Salisbury Road.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the topography of the site and landscape sensitivities.



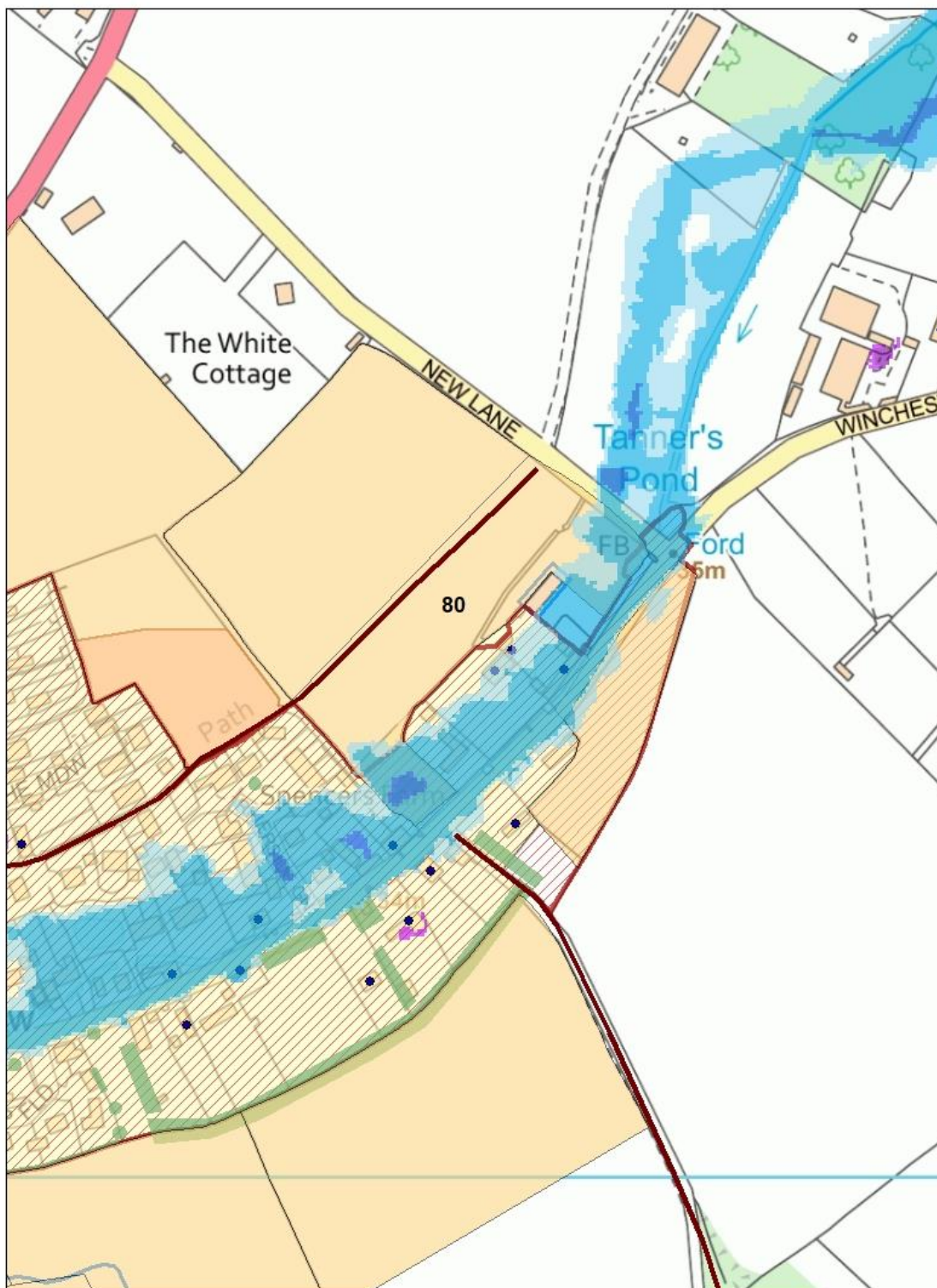
<b>Site Name</b>	Land east of Church Road allotments, King's Somborne	<b>SHELAA Ref</b>	79
<b>Site Area</b>	1.2ha	<b>Site Capacity</b>	11 dwellings



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Theme/Topic	Assessment
Access	There is no direct access to a highway at present. There may be challenges with providing an appropriate access as dependent on access through another site.
Accessibility	The site is within 800 metres from a primary school and is within 800 metres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Church Lane that has a limited service to Stockbridge and Winchester.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the north and west. The site rises to the south east. There are TPOs on the site boundary to the north.
Historic environment	The site is adjacent to the King's Somborne conservation area.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat)
Education infrastructure	Within the catchment of King's Somborne Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	None identified.
Planning status	Permitted planning application covering part of this site, whereby the site is proposed to be used for the reprovion of allotments from land to the west.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for topography and challenges in providing appropriate access to the site.

<b>Site Name</b>	Land off Winchester Road & New Lane, King's Somborne	<b>SHELAA Ref</b>	80
<b>Site Area</b>	1.4ha	<b>Site Capacity</b>	11 dwellings



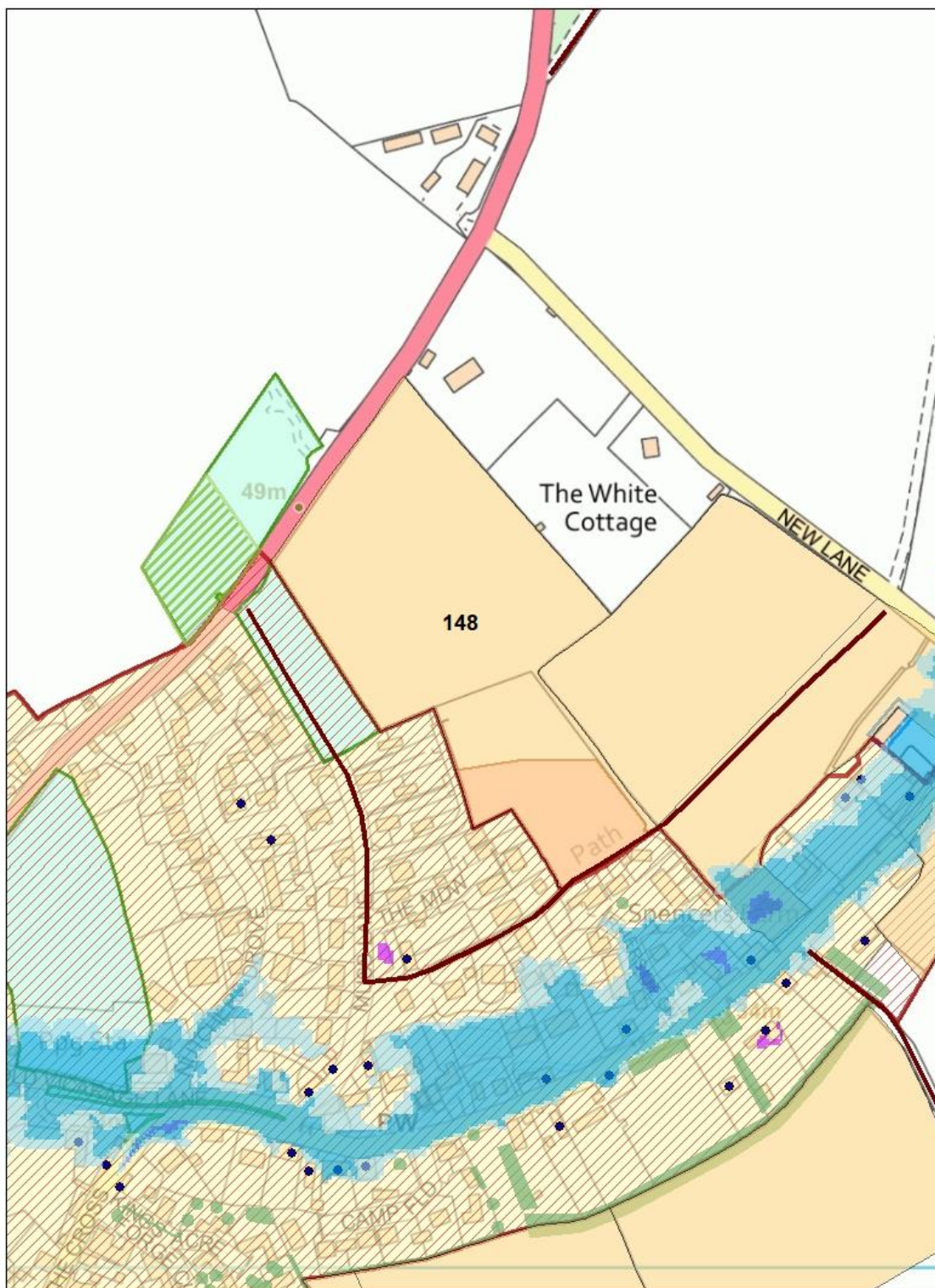
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Theme/Topic	Assessment
Access	Vehicular access is likely to be from New Lane. There may be challenges with providing an appropriate access.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and within 800 metres of a local food store. There is not access to walking and cycling routes. There is a bus stop located on Church Lane that has a limited service to Stockbridge and Winchester.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from rivers, with flood zones 2 and 3 in the north east and south east of the site. There is a small part of the site within an area at risk of flooding from surface water, this is in the south east of the site and of high, medium and low risk. The site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the south and west.
Historic environment	The site is part within and part adjacent to the King's Somborne conservation area. There are a small number of listed buildings adjacent to the site to the south.
Biodiversity and habitats	There is BAP priority habitat adjacent to the site to the south associated with the watercourse running adjacent to Winchester Road. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat)
Education infrastructure	Within the catchment of King's Somborne Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	There is a public right of way running along the northern boundary of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for potential implications on heritage assets and flood risk it reduces site capacity to below 10 homes.



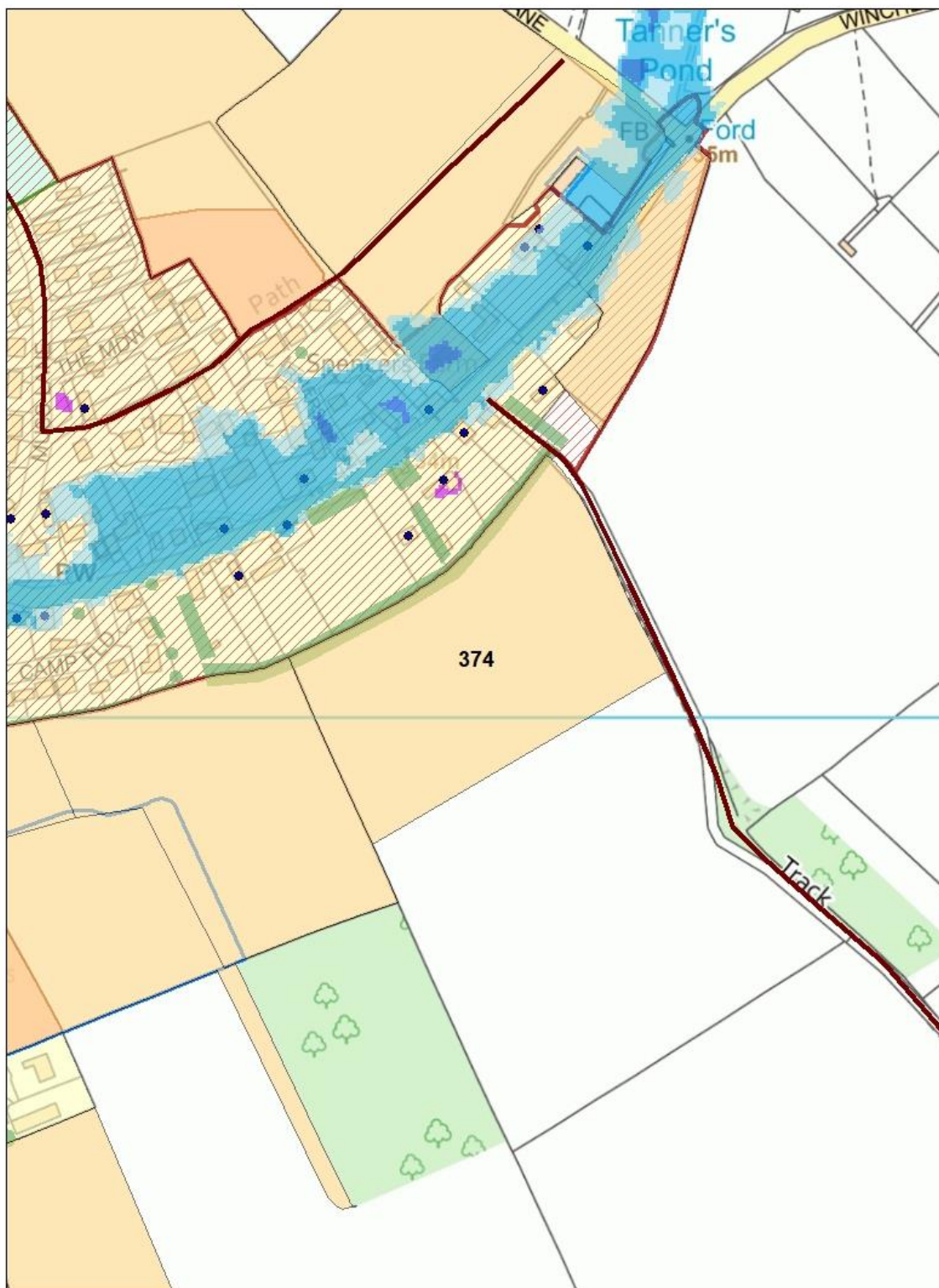
<b>Site Name</b>	Land at Spencers Farm, King's Somborne	<b>SHELAA Ref</b>	148
<b>Site Area</b>	3.3ha	<b>Site Capacity</b>	30 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Stockbridge Road (A3057). There may be challenges with providing an appropriate access.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and is between 800 metres and 1.6 kilometres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Church Lane that has a limited service to Stockbridge and Winchester.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the south and west. The site is adjacent to a designated local green space.
Historic environment	The site is adjacent to the King's Somborne conservation area.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of King's Somborne Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	There is a public right of way running along the southern boundary of the site. There are overhead lines along the northern boundary of the site adjacent to the A3057.
Planning status	Pending planning application – for 14 dwellings on part of the site covered by made Neighbourhood Development Plan allocation towards the south of the site.
<b>Recommendation</b>	<b>Not preferred</b> Already covered by Neighbourhood Plan Allocation (already contributes towards housing supply)

<b>Site Name</b>	Land south of Cruck Cottage, King's Somborne	<b>SHELAA Ref</b>	374
<b>Site Area</b>	2.6ha	<b>Site Capacity</b>	15 dwellings

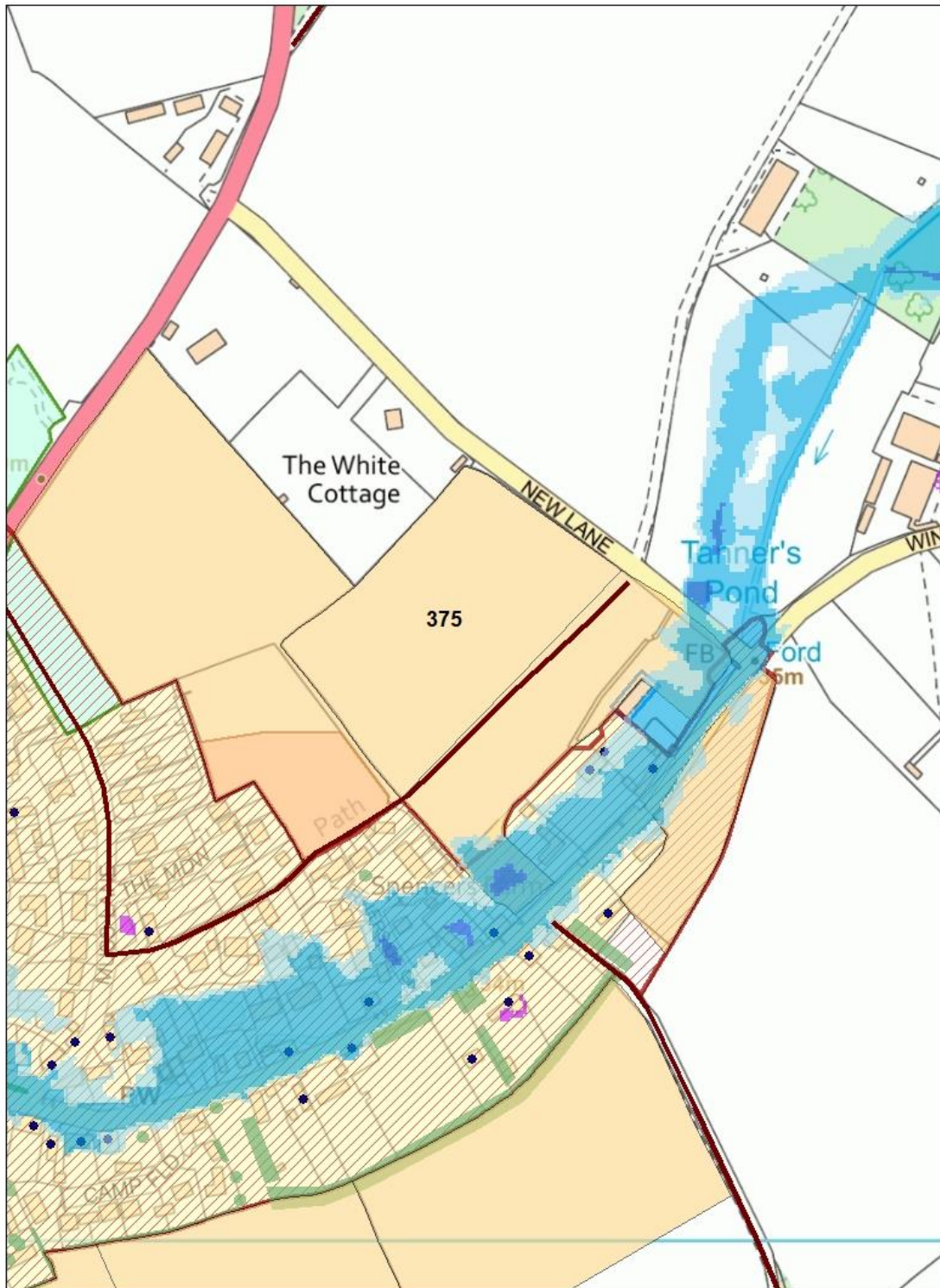


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from an unmade track. There may be challenges with providing an appropriate access - the track is also a public right of way.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and is between 800 metres and 1.6 kilometres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Church Lane that has a limited service to Stockbridge and Winchester.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no specific environmental receptors present on this site that have been identified at this stage.
Flooding	Approximately half of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the north. There are TPOs within on the site boundary to the north.
Historic environment	The site is adjacent to the King's Somborne conservation area. There are listed buildings adjacent to the site to the north.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of King's Somborne Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	There is a public right of way running along the eastern boundary of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for challenges in providing appropriate access to the site.



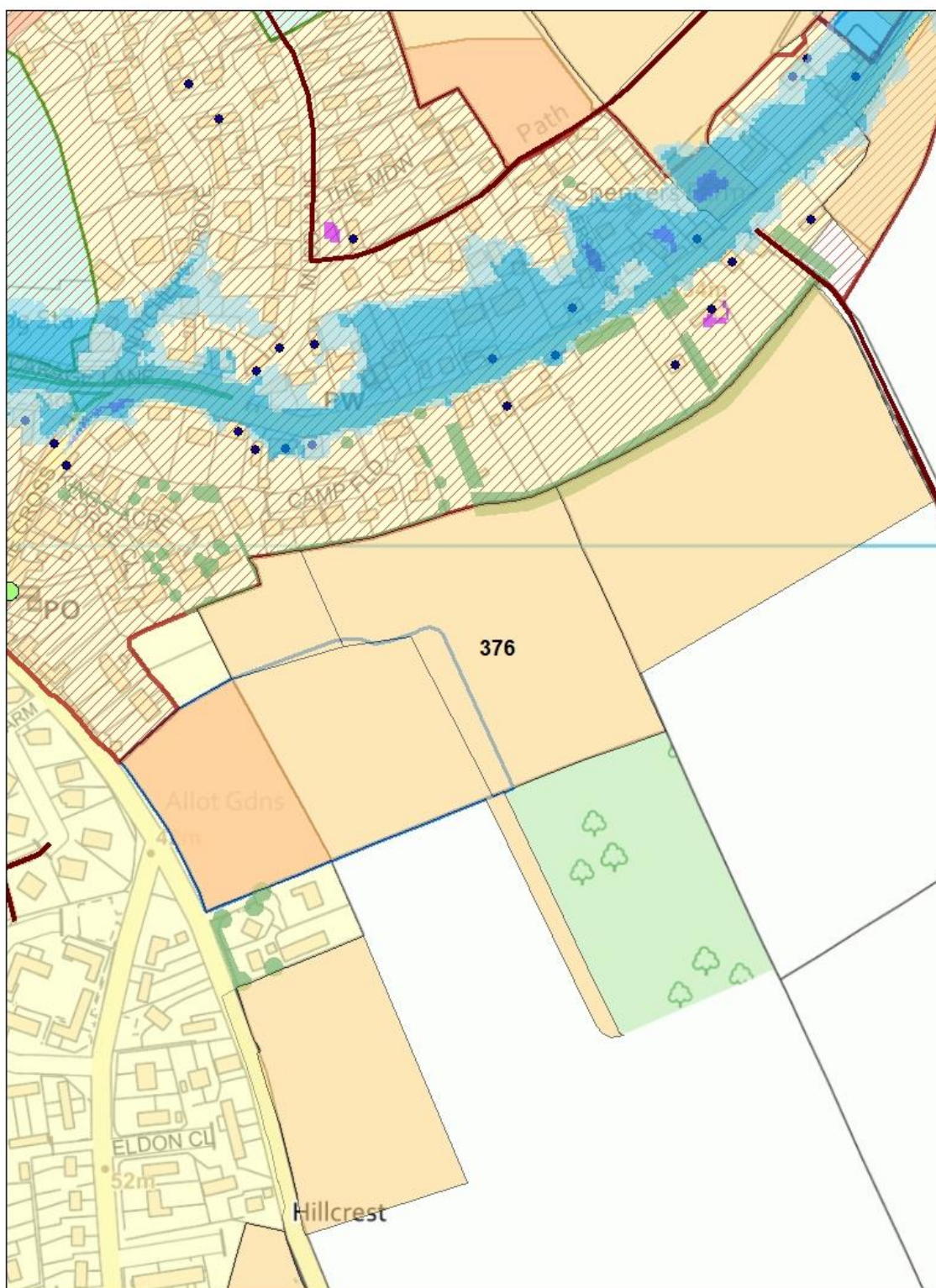
<b>Site Name</b>	Land at Winchester Road and New Lane, King's Somborne	<b>SHELAA Ref</b>	375
<b>Site Area</b>	2ha	<b>Site Capacity</b>	25 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from New Lane. There may be challenges with providing an appropriate access.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and is between 800 metres and 1.6 kilometres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Church Lane that has a limited service to Stockbridge and Winchester.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The majority of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The majority of site is not adjacent to any existing residential development, with one home to the north. There is a made Neighbourhood Development Plan allocation to the south west of the site.
Historic environment	The south west corner of the site is adjacent to the King's Somborne conservation area.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat)
Education infrastructure	Within the catchment of King's Somborne Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	There is a public right of way running along the southern boundary of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for challenges in providing appropriate access to the site.

<b>Site Name</b>	Land at Church Lane, King's Somborne	<b>SHELAA Ref</b>	376
<b>Site Area</b>	2.5ha	<b>Site Capacity</b>	20 dwellings



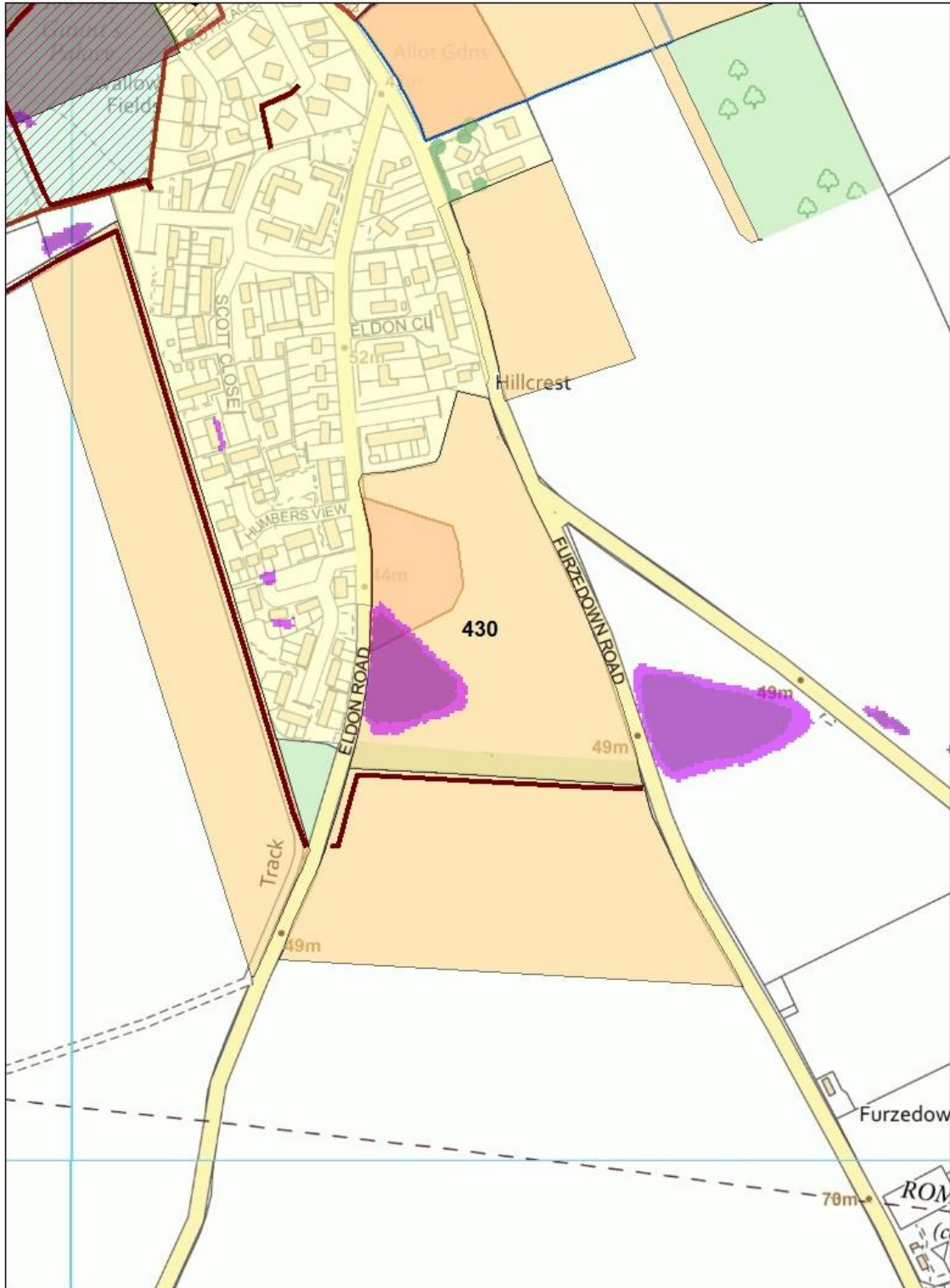
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Theme/Topic	Assessment
Access	The site does not currently have direct access to any highways. Vehicular access appears to be via SHELAA site 374 which is accessed via narrow farm track. There may be challenges with providing an appropriate access.
Accessibility	The site is within 800 metres from a primary school and is within 800 metres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Church Lane that has a limited service to Stockbridge and Winchester.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the north. There are TPOs on the site boundary to the north.
Historic environment	The site is adjacent to the King's Somborne conservation area, which is to the north of the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat)
Education infrastructure	Within the catchment of King's Somborne Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	None identified.
Planning status	Permitted planning application covering part of this site, whereby part of the site is proposed to be used for the reprovision of allotments currently adjacent to Furzedown Road.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for challenges in providing appropriate access to the site.



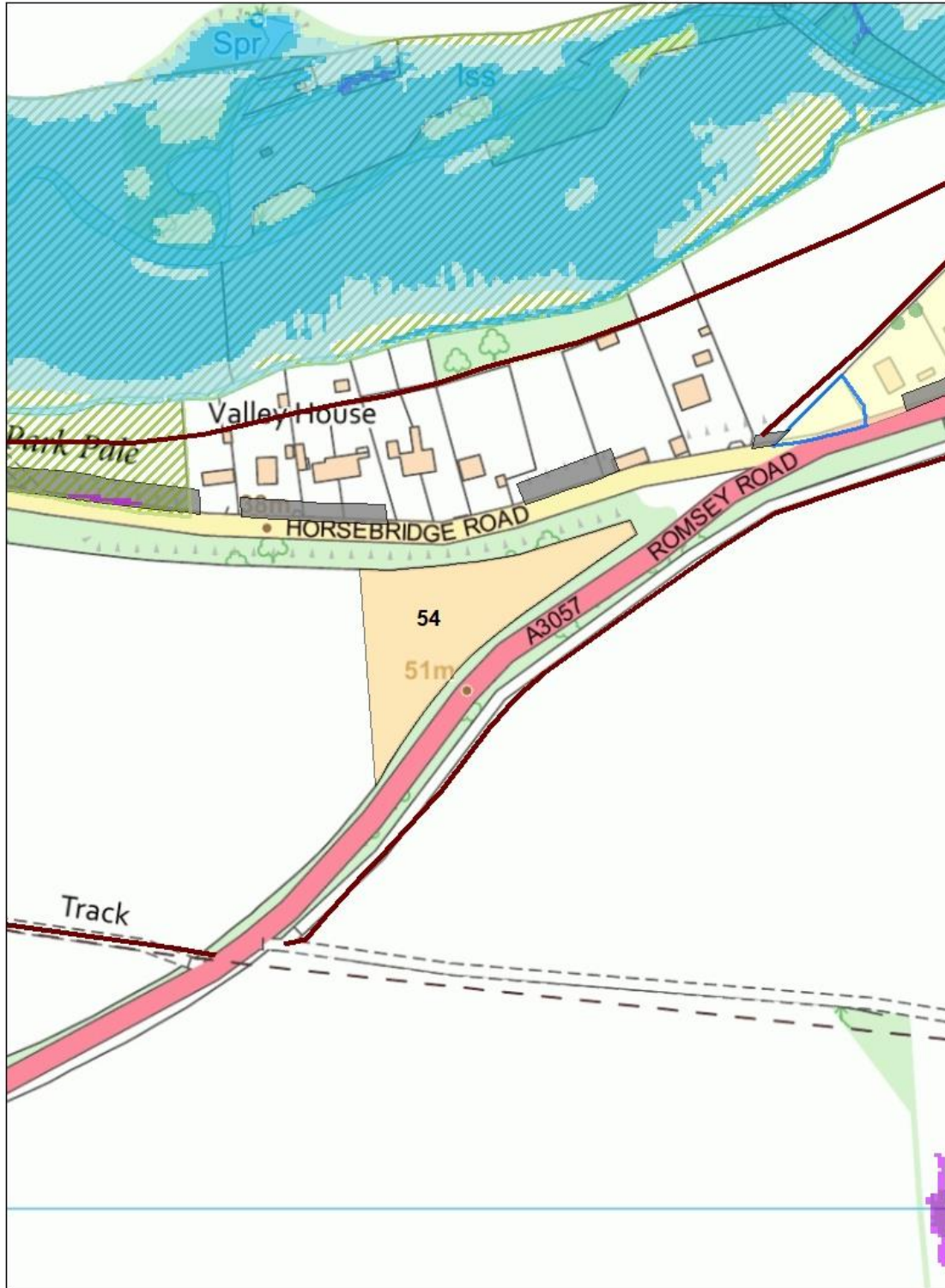
<b>Site Name</b>	Land east of Eldon Road, King's Somborne	<b>SHELAA Ref</b>	430
<b>Site Area</b>	4.2ha	<b>Site Capacity</b>	60 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Eldon Road or Furzedown Road.
Accessibility	The site is within 800 metres from a primary school and is within 800 metres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Church Lane that has a limited service to Stockbridge and Winchester.
Environmental receptors	The site is within a groundwater source protection zone 2 and 3. Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	Part of the site is within an area at risk of flooding from surface water, this includes an area to the west of the site (high, medium and low risk) and other smaller areas towards the south of the site (low risk). Part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the north and west. The site is open and undulating.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of King's Somborne Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	There is a public right of way running along the boundary of the site to the south. There are overhead pylons running along the eastern boundary of the site.
Planning status	No pending planning applications. Part of the site is allocated for housing for at least 10 dwellings through the made Neighbourhood Development Plan for King's Somborne.
Recommendation	<b>Not preferred</b> Already partly covered by Neighbourhood Plan allocation (already contributes towards housing supply). When accounting for the risk to flooding (surface water) and landscape sensitivity of the site beyond the existing allocation.

<b>Site Name</b>	Land between Romsey Road & Horsebridge Road, King's Somborne	<b>SHELAA Ref</b>	54
<b>Site Area</b>	0.7ha	<b>Site Capacity</b>	15 dwellings

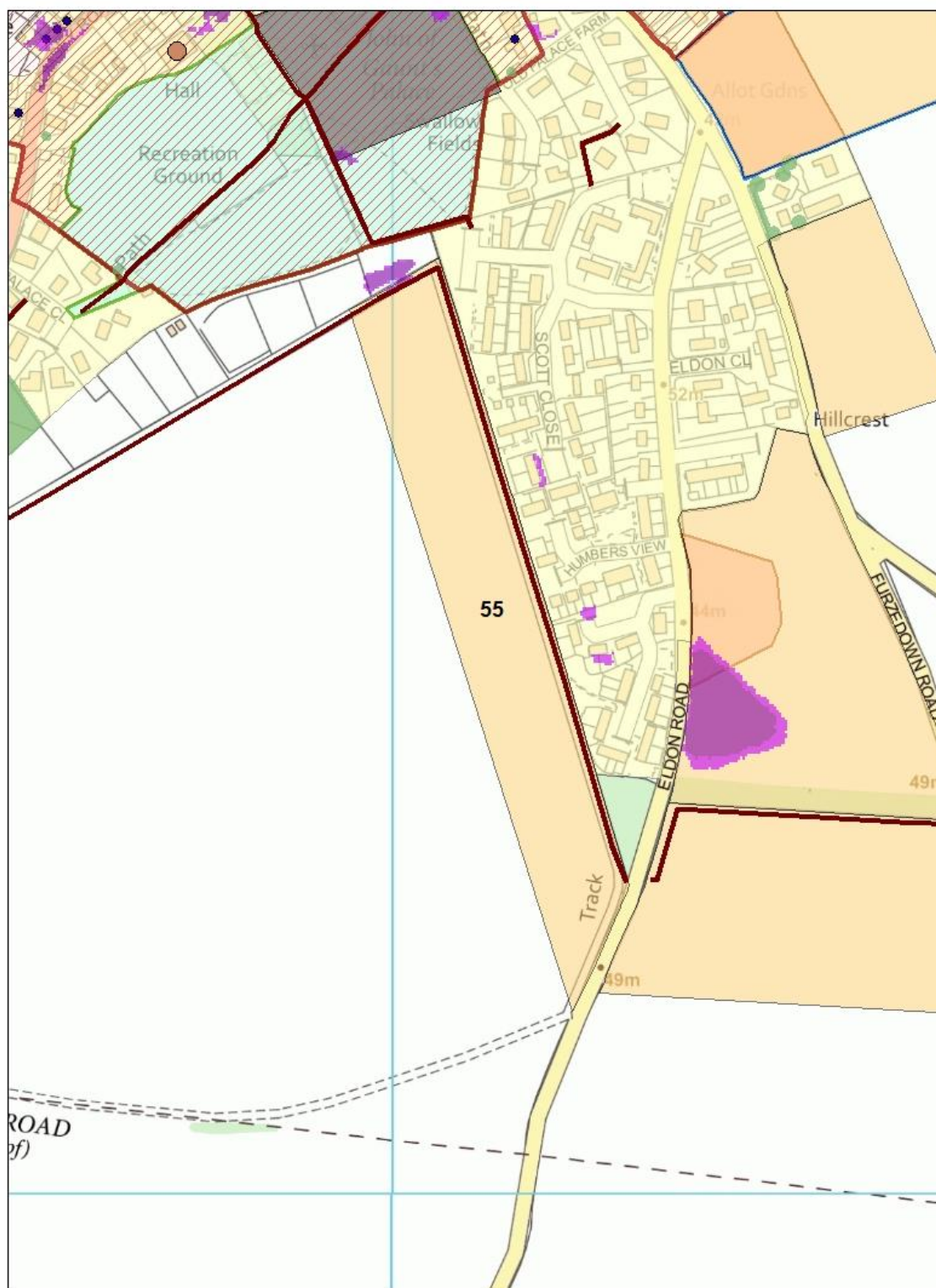


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from the A3057 or Horsebridge Road. There may be challenges with providing an appropriate access.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and is between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Church Lane that has a limited service to Stockbridge and Winchester.
Environmental receptors	Part of the site is within a groundwater source protection zone 2 and 3. Based on the national dataset, indicated to be part grade 3 and part grade 4 land in the agricultural land classification.
Flooding	Part of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the north.
Historic environment	The site is in close proximity to the scheduled monument John Of Gaunt's Deer Park Pale, located to the north.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of King's Somborne Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	The site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the relationship with the settlement and potential challenges with site access.



<b>Site Name</b>	Land east of Furzedown Road, King's Somborne	<b>SHELAA Ref</b>	55
<b>Site Area</b>	3.96ha	<b>Site Capacity</b>	175 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Eldon Road.
Accessibility	<p>The site is between 800 metres and 1.6 kilometres from a primary school and is between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Church Lane that has a limited service to Stockbridge and Winchester.</p>
Environmental receptors	Part of the site is within a groundwater source protection zones 2 and 3. Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	Small parts of the site are within areas at risk of flooding from surface water, including to the north (high, medium and low risk) and to the east (low risk). The majority of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the east and the site rises to the south.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat)</p>
Education infrastructure	Within the catchment of King's Somborne Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	There is a public right of way running along the boundaries of the site to the north and east.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for the scale, relationship with the settlement and topography.</p>

<b>Site Name</b>	Land between Furzedown Road & Eldon Road, King's Somborne	<b>SHELAA Ref</b>	57
<b>Site Area</b>	4.2ha	<b>Site Capacity</b>	200 dwellings

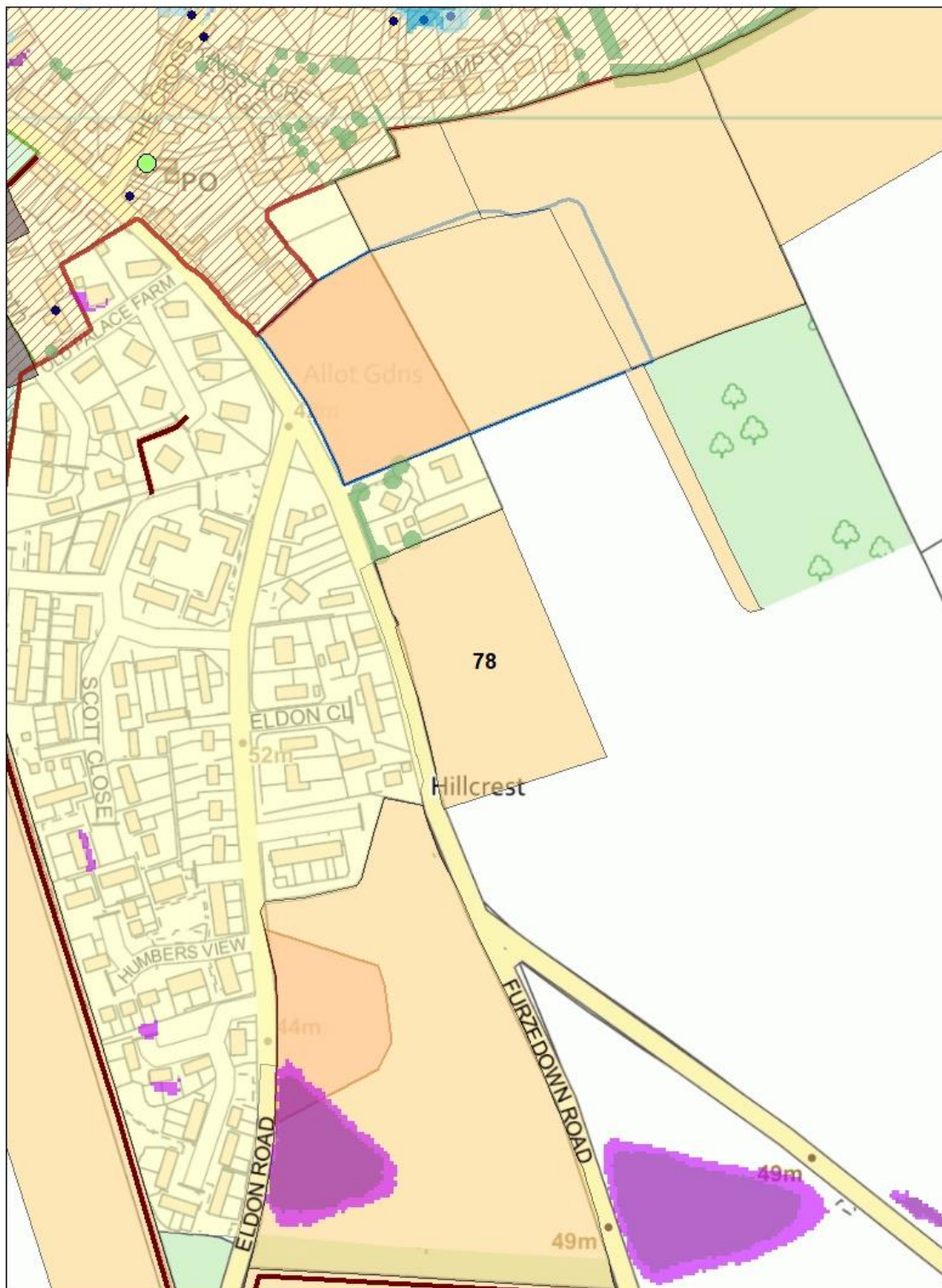


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Eldon Road or Furzedown Road.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Church Lane that has a limited service to Stockbridge and Winchester.
Environmental receptors	Part of the site is within a groundwater source protection zones 2 and 3. Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	A very small part of the site is within an area at risk of flooding from surface water, this is of low risk in the north west corner of the site. A small part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is not adjacent to any existing residential development and extends out of the village.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat)
Education infrastructure	Within the catchment of King's Somborne Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	There is a public right of way running along the boundary of the site to the north and part of the west boundary.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for landscape sensitivity of the site and topography.



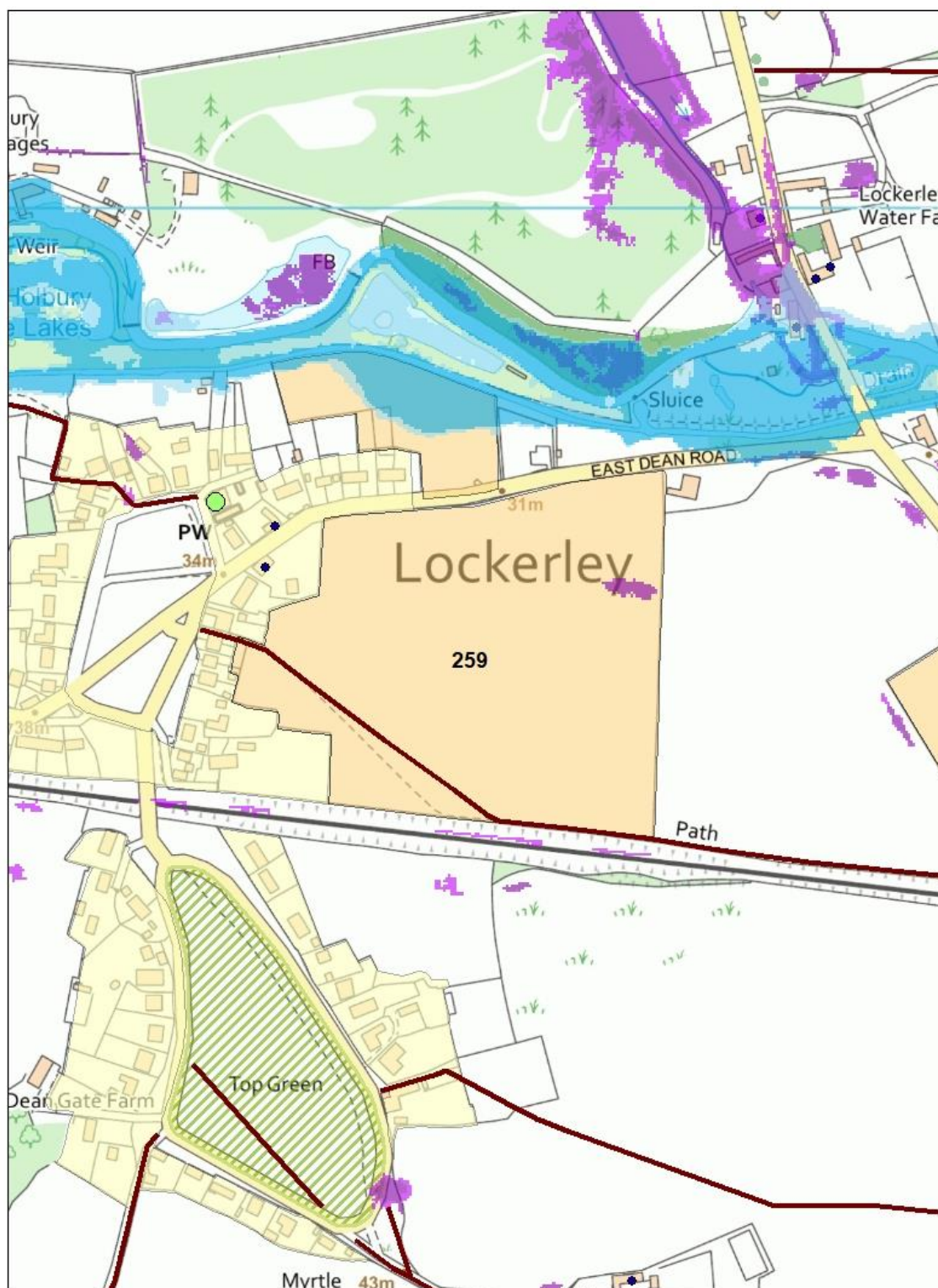
<b>Site Name</b>	Land east of Church Road, King's Somborne	<b>SHELAA Ref</b>	78
<b>Site Area</b>	1.48 ha	<b>Site Capacity</b>	14 dwellings



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Theme/Topic	Assessment
Access	Access is proposed to be from Furzedown Road. There may be challenges providing an appropriate access due to the topography of the site.
Accessibility	The site is within 800 metres from a primary school and is within 800 metres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Church Lane that has a limited service to Stockbridge and Winchester.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the north and west. There are TPOs on the site boundary to the north. The elevation of the site rises to the south east.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat)
Education infrastructure	Within the catchment of King's Somborne Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred site</b> When accounting for topography and challenges providing appropriate access to the site.

<b>Site Name</b>	Land adjacent to East Dean Road, Lockerley	<b>SHELAA Ref</b>	259
<b>Site Area</b>	6.92 ha	<b>Site Capacity</b>	103 dwellings

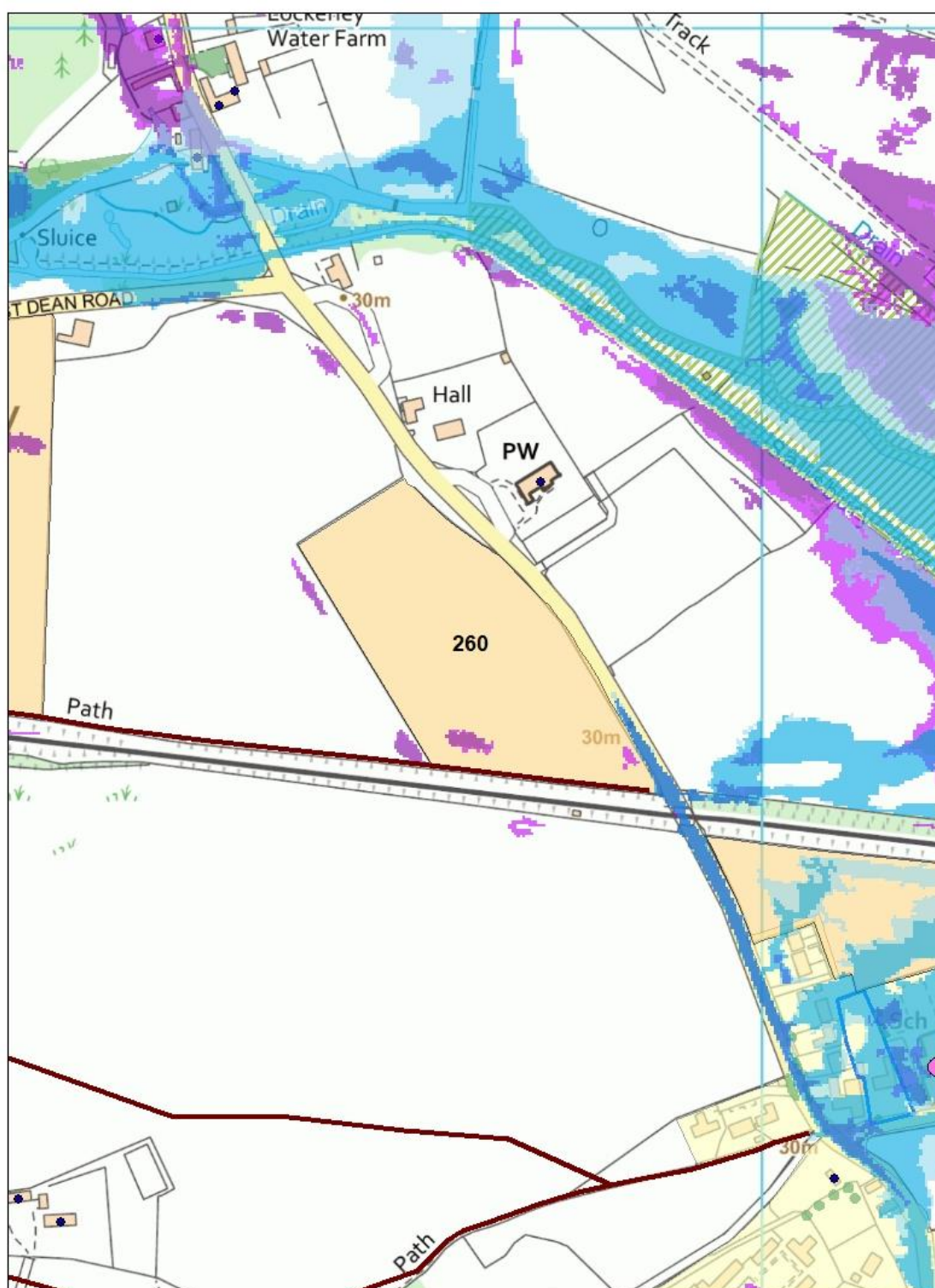


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from East Dean Road.
Accessibility	The site is between 800 metres and 1.6 kilometres of a primary school and within 800 metres of a local food store. There is access to walking routes. There is a bus stop located on East Dean Road that has a limited service to Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 4 (to the north) and grade 2 (to the south) land in the agricultural land classification. Part of the site may be affected by rail noise. The site is partially in a safeguarded area surrounding a Wastewater Treatment Works.
Flooding	A small part of the site to the east is within an area at risk of flooding from surface water (high risk). Part of the site is indicated to potentially be susceptible to groundwater flooding at surface, to the north.
Landscape and character	The site is adjacent to existing residential development to the west. The site is open and of a relatively large scale in the context of existing development in the vicinity. The site is adjacent to the railway line to the south.
Historic environment	There is a listed building adjacent to the site to the north west.
Biodiversity and habitats	There is BAP priority habitat to the north of the site, on the other side of East Dean Road. The site is close to the River Dun which is providing compensation habitat for the River Itchen SAC. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Lockerley Primary School and Danebury School (secondary).
Other on site considerations	The site is within a mineral consultation area. There is a public right of way crossing the site that then runs along the southern boundary.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the scale and relationship with the settlement



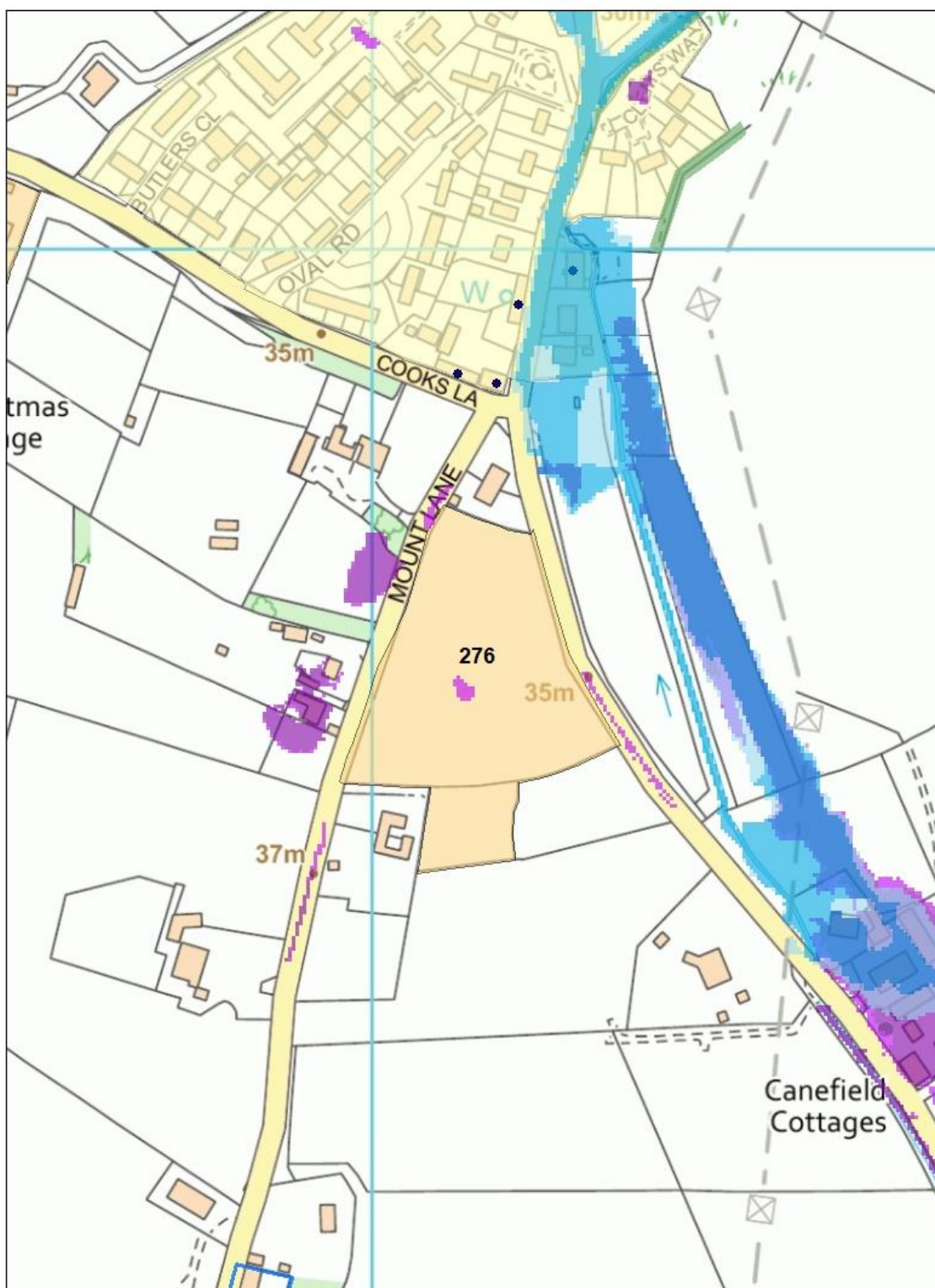
<b>Site Name</b>	Land adjacent to Romsey Road, Lockerley	<b>SHELAA Ref</b>	260
<b>Site Area</b>	2.77 ha	<b>Site Capacity</b>	40 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Lockerley Road.
Accessibility	<p>The site is within 800 metres of a primary school and within 800 metres of a local food store. There is access to walking routes.</p> <p>There is a bus stop located on Lockerley Road that has a limited service to Salisbury.</p>
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification, with a small area of grade 2 to the west. Part of the site may be affected by rail noise.
Flooding	There are small areas of the site to the south within an area at risk of flooding from surface water (high, medium and low risk). A very small part of the site is the south east corner is within an area at risk of flooding from rivers (flood zone 3). The site is indicated to potentially be susceptible to groundwater flooding at surface.
Landscape and character	The site is open and not immediately adjacent to existing residential development. The site is opposite St John's Church and is adjacent to the railway line to the south.
Historic environment	The site is opposite a listed building to the east (St John's Church).
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).</p>
Education infrastructure	Within the catchment of Lockerley Primary School and Danebury School (secondary).
Other on site considerations	The site is within a mineral consultation area. There is a public right of way running along the southern boundary.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for the relationship with the settlement and open character.</p>

<b>Site Name</b>	Land north and east of Manor Cottages, Lockerley	<b>SHELAA Ref</b>	276
<b>Site Area</b>	1.66 ha	<b>Site Capacity</b>	60 dwellings

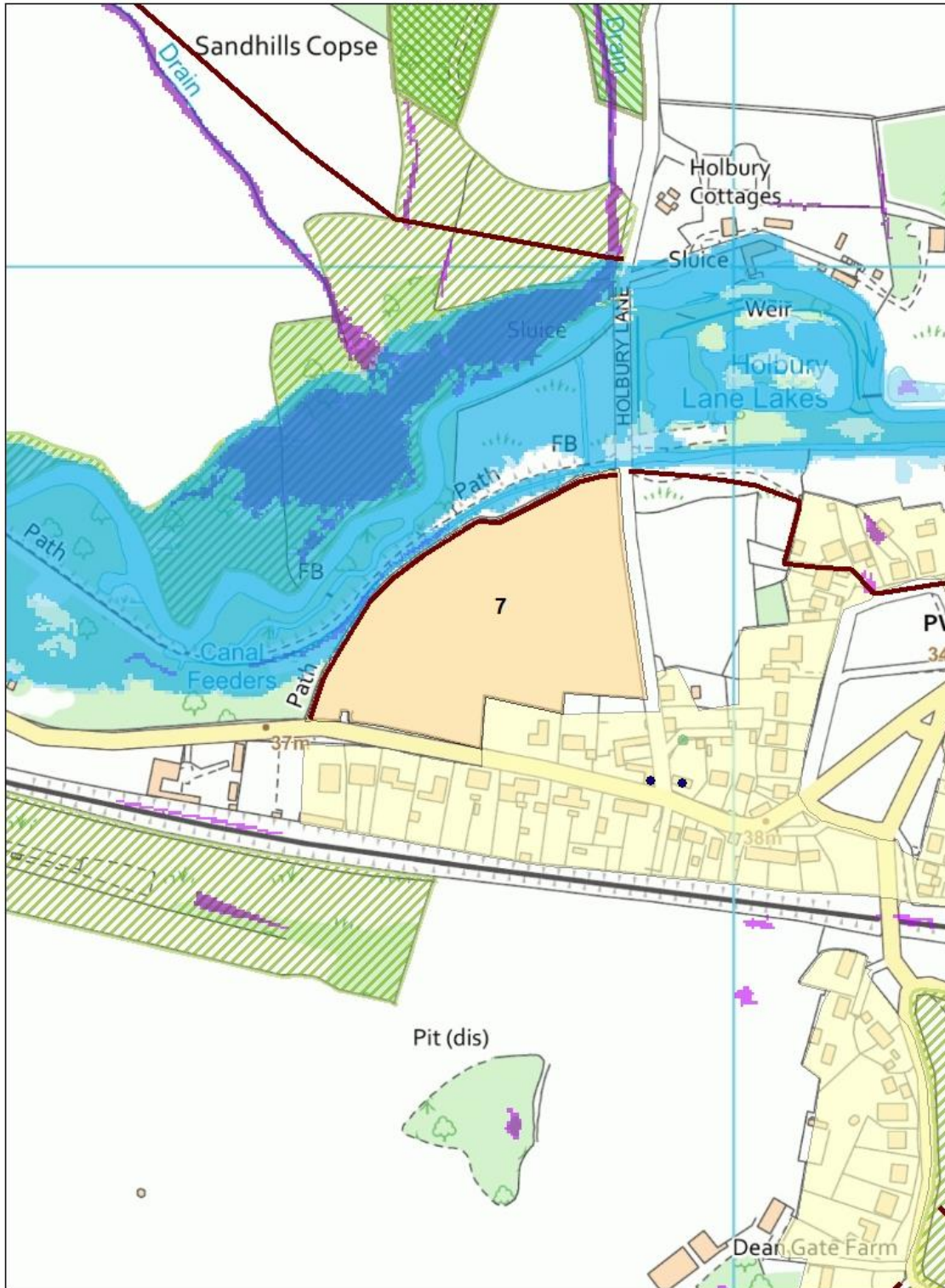


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Romsey Road.
Accessibility	The site is within 800 metres of a primary school and within 1.6 and 5 kilometres from a local food store. There is access to walking routes. There is a bus stop located on The Street that has a limited service to Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site is partially in a safeguarded area surrounding a Wastewater Treatment Works.
Flooding	A small part of the site in the centre is within an area at risk of flooding from surface water (high risk). Part of the site to the north is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to some existing residential development to the north and west. The site is on the southern edge of the village extending out of the settlement. The land rises up to the south.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is BAP priority habitat adjacent to the site, on the opposite side of Mount Lane to the west. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Lockerley Primary School and Danebury School (secondary).
Other on site considerations	The site is within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the relationship with the settlement and the topography of the site.



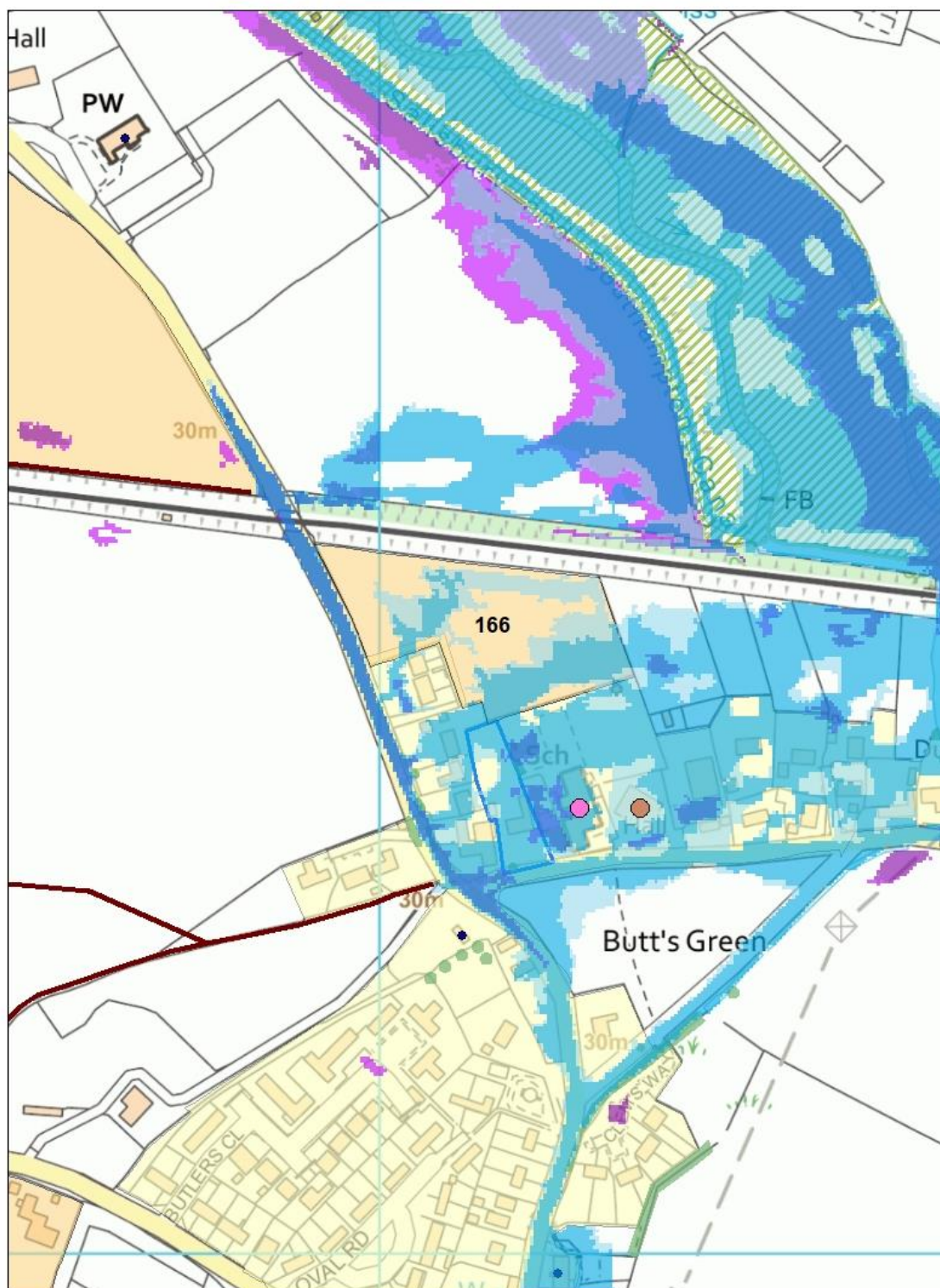
<b>Site Name</b>	Land west of Holbury Lane, Lockerley	<b>SHELAA Ref</b>	7
<b>Site Area</b>	2.7 ha	<b>Site Capacity</b>	65 dwellings



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from East Dean Road.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and within 800 metres of a local food store. There is access to walking routes. There is a bus stop located on East Dean Road that has a limited service to Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Land within flood zone 3 lies immediately to the north / north west of the site in connection with the River Dun. The site is indicated to potentially be susceptible to groundwater flooding at surface.
Landscape and character	The site is adjacent to existing residential development to the south. The site is enclosed by mature trees and hedgerows.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site. There are two listed buildings close to the site to the south.
Biodiversity and habitats	There is BAP priority habitat adjacent to the site to the north / north west. The site is close to the River Dun which is providing compensation measures for the River Itchen SAC. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Lockerley Primary School and Danebury School (secondary).
Other on site considerations	The site falls within a mineral consultation area. There is a public right of way running along the north / north west boundary of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred</b>

<b>Site Name</b>	Coombes Meadow, Lockerley	<b>SHELAA Ref</b>	166
<b>Site Area</b>	1.24 ha	<b>Site Capacity</b>	25 dwellings

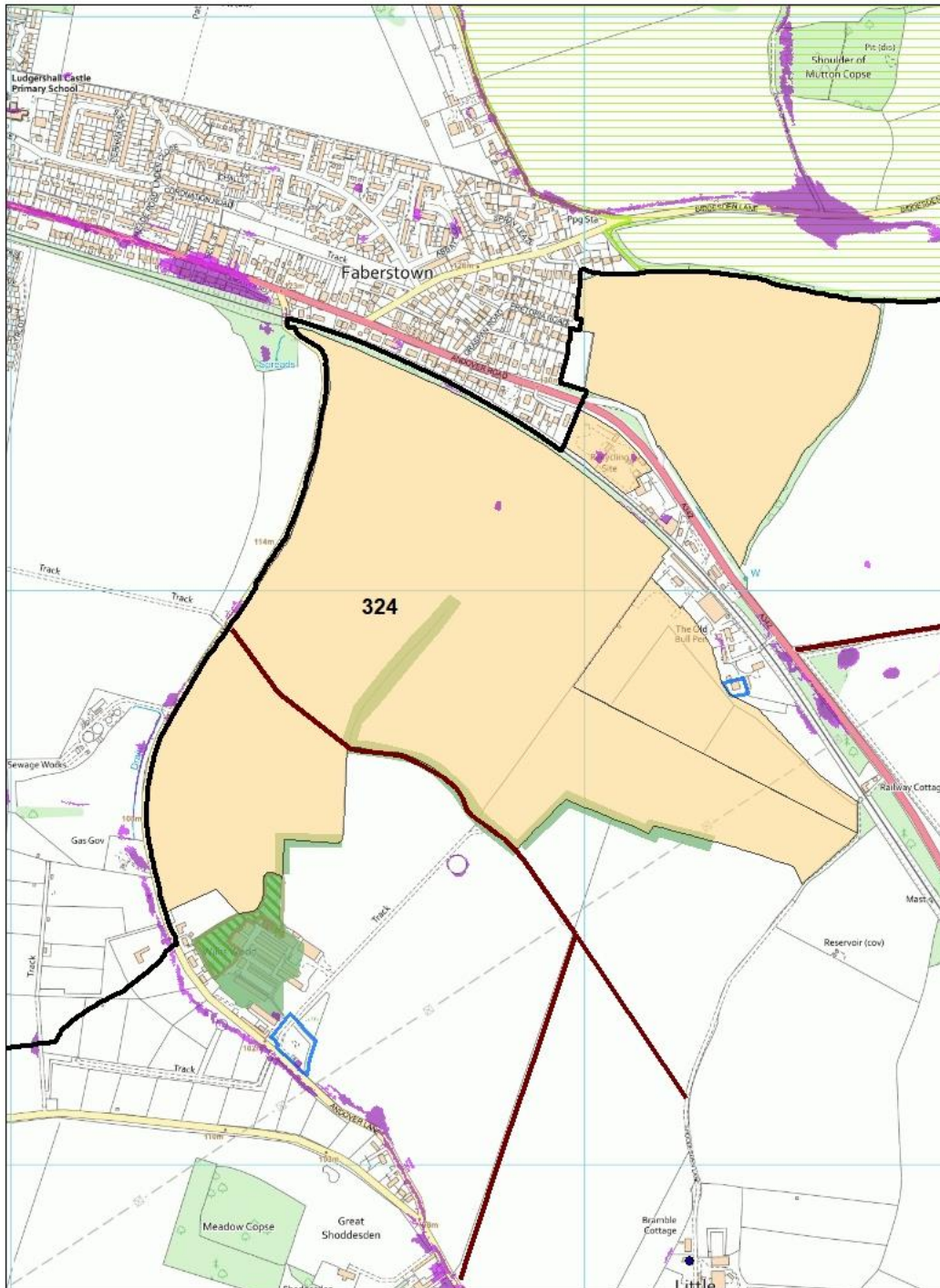


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Lockerley Road.
Accessibility	The site is within 800 metres of a primary school and between 800 metres and 1.6 kilometres of a local food store. There is access to walking routes. There is a bus stop located on The Street that has a limited service to Salisbury.
Environmental receptors	Based on the national dataset, indicated to be primarily grade 4 land in the agricultural land classification. Part of the site may be affected by rail noise. The site is partially in a safeguarded area surrounding a Wastewater Treatment Works.
Flooding	Part of the site is within an area at risk of flooding from surface water, along the northern, eastern and southern boundaries (low probability). A significant part of the site is within an area at risk of flooding from rivers (flood zones 2 and 3). The site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development and Lockerley Primary School to the south. The site is adjacent to the railway line to the north.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Lockerley Primary School and Danebury School (secondary).
Other on site considerations	The site falls within a mineral consultation area.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the risk to flooding from rivers (flood zones 2 and 3) and due to sensitivities to noise.



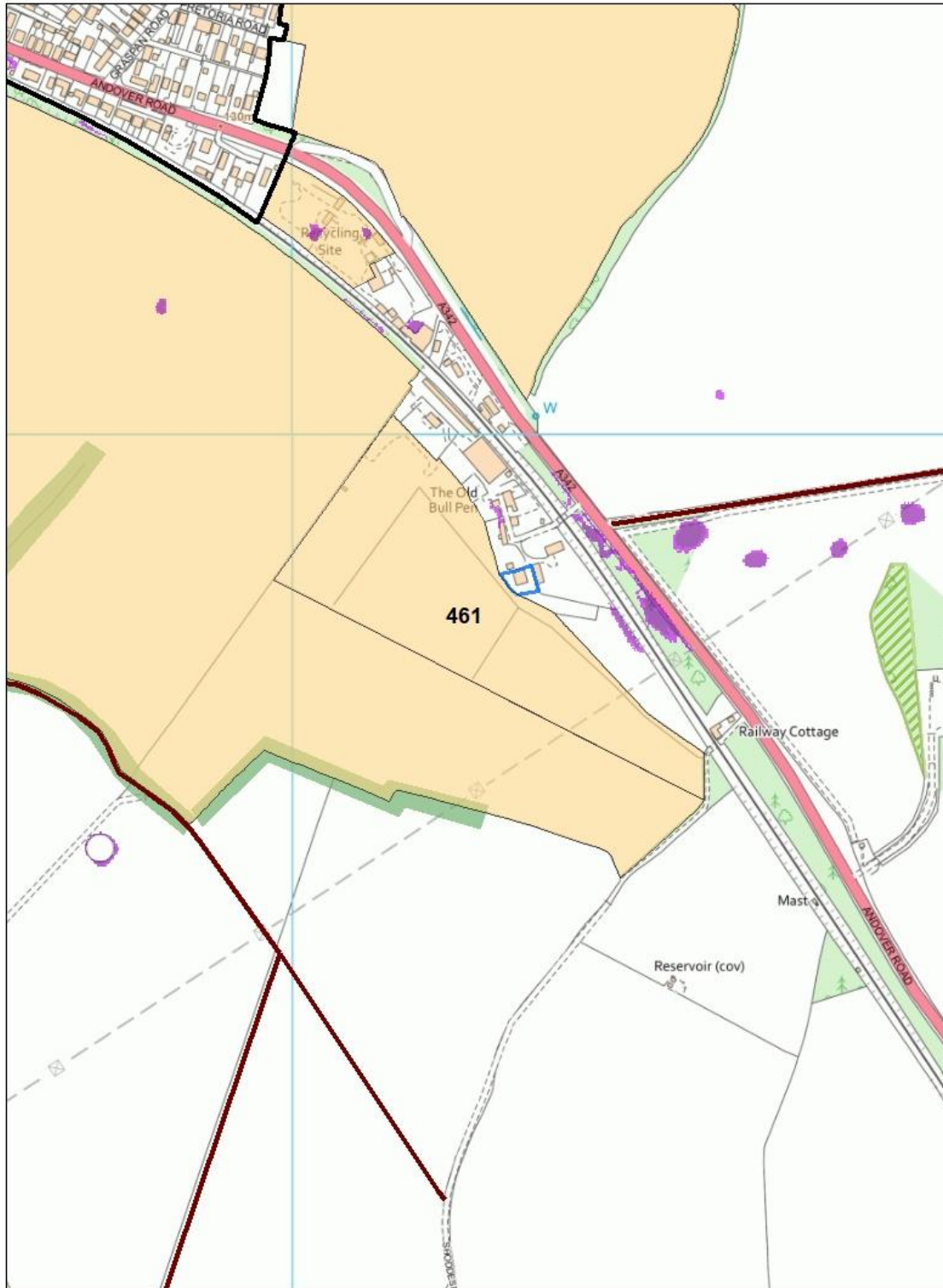
<b>Site Name</b>	Land south of A342 and east of Shoddiesden Lane, Ludgershall	<b>SHELAA Ref</b>	324
<b>Site Area</b>	55ha	<b>Site Capacity</b>	1,500 dwellings



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is proposed to be from Andover Road which will require a bridge over the railway line.
Accessibility	<p>The site is between 800 metres and 1.6 kilometres from a primary school between 800 metres and 1.6 kilometres from a local food store. There is not access to walking and cycling routes.</p> <p>There is a bus stop located on Andover Road that has a regular service to Salisbury and Andover.</p>
Environmental receptors	<p>Part of the site is within a groundwater source protection zone (zone 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.</p> <p>The site is located close to a sewage works which could be an issue for odour.</p>
Flooding	A very small part of the site to the north is within an area at risk of flooding from surface water (high, medium and low probability).
Landscape and character	<p>The site is adjacent to a small amount of existing residential development to the north. It has the potential to affect views to the North Wessex Downs National Landscape. The site is large and open.</p> <p>There are TPOs within the centre of the site and on the site's southern boundaries</p>
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There is BAP priority habitat / ancient woodland adjacent to the site to the south.</p> <p>The site is within zones of influence for Solent SACs (nutrients), Salisbury Plain SPA (recreation)</p>
Education infrastructure	Within the catchment of Appleshaw St Peter's Primary School and Harrow Way Community School (secondary).
Other on site considerations	There is a public right of way crossing the site east/west into Wiltshire and running along part of the southern boundary of the site. There are overhead pylons crossing the site north/south in the eastern part of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred</b>

<b>Site Name</b>	Land at Andover Lane Farm, Ludgershall	<b>SHELAA Ref</b>	461
<b>Site Area</b>	8.4ha	<b>Site Capacity</b>	213 dwellings

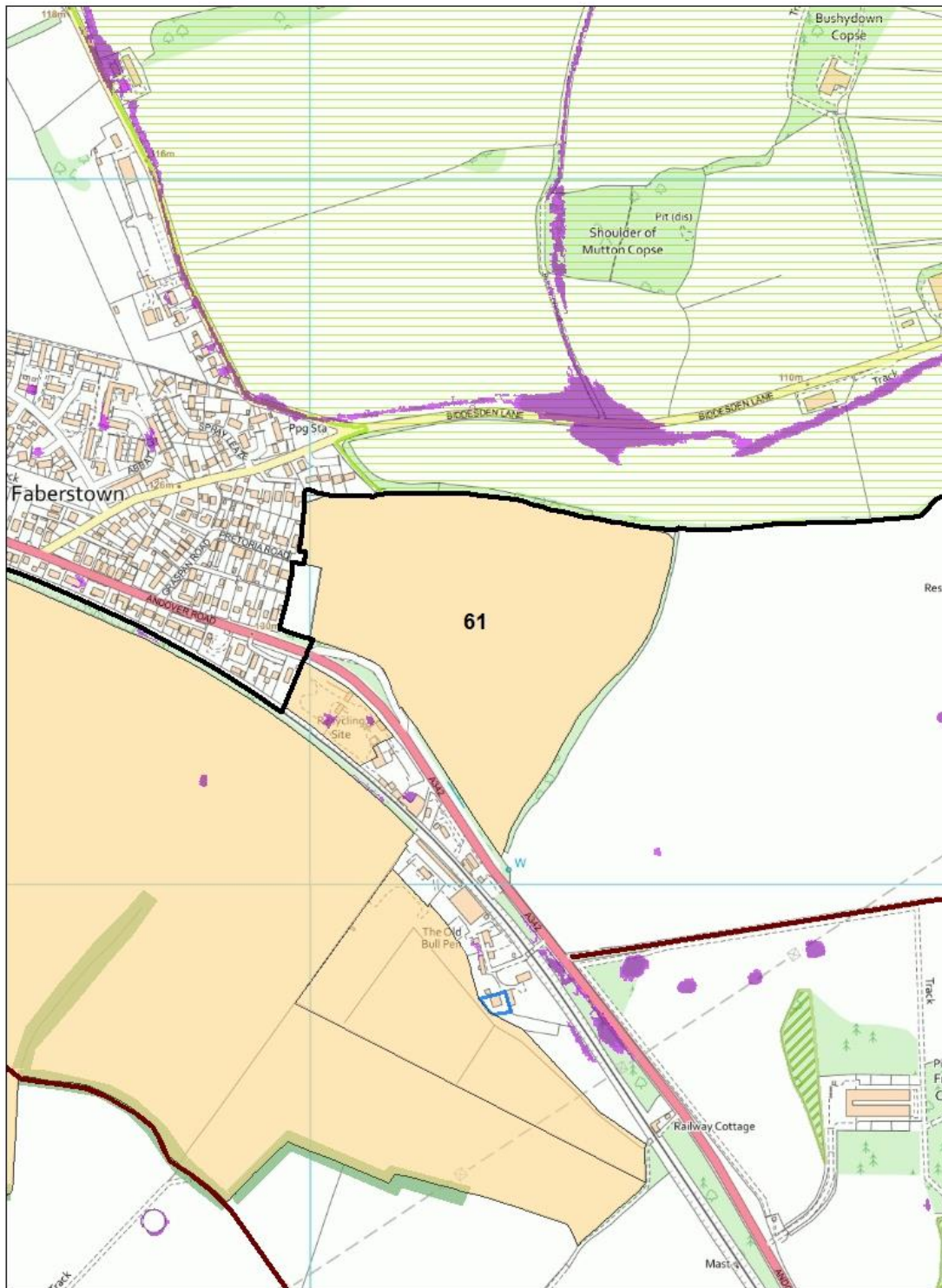


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is proposed to be from Andover Road. which will be accessed through site 324 and require a bridge over the railway line.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school between 800 metres and 1.6 kilometres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Andover Road that has a regular service to Salisbury and Andover.
Environmental receptors	The site is within a groundwater source protection zone (zone 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to a commercial development to the north. It has the potential to affect views to the North Wessex Downs National Landscape.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is an area of BAP priority habitat adjacent to the site to the south. The site is within zones of influence for Solent SACs (nutrients), Salisbury Plain SPA (recreation)
Education infrastructure	Within the catchment of Appleshaw St Peter's Primary School and Harrow Way Community School (secondary).
Other on site considerations	There are overhead pylons crossing the site north/south in the eastern part of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred as part of larger site</b>



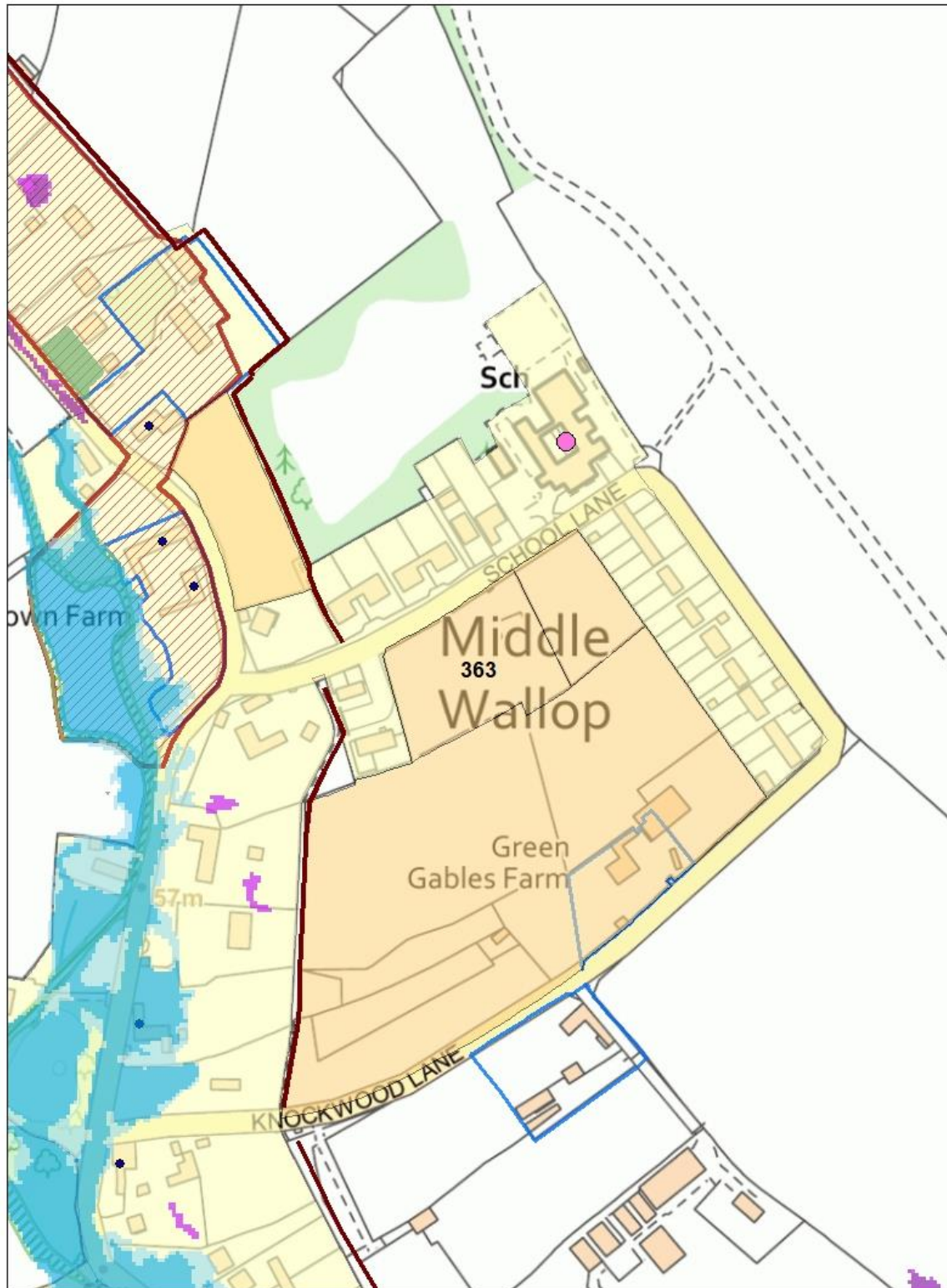
<b>Site Name</b>	Land east of Ludgershall, Ludgershall	<b>SHELAA Ref</b>	61
<b>Site Area</b>	15.8ha	<b>Site Capacity</b>	350 dwellings



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is proposed to be from Andover Road
Accessibility	<p>The site is between 800 metres and 1.6 kilometres from a primary school between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Andover Road that has a regular service to Salisbury and Andover.</p>
Environmental receptors	<p>The site is within a groundwater source protection zone (zone 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.</p> <p>Part of the site may be affected by road noise.</p>
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the west. It has the potential to affect views to the North Wessex Downs National Landscape, which lies north of the site. The site is contained by mature hedgerows and trees.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within zones of influence for Solent SACs (nutrients), Salisbury Plain SPA (recreation).</p>
Education infrastructure	Within the catchment of Appleshaw St Peter's Primary School and Harrow Way Community School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred</b>

<b>Site Name</b>	2 Acres, School Lane, Middle Wallop	<b>SHELAA Ref</b>	363
<b>Site Area</b>	0.6 ha	<b>Site Capacity</b>	11 dwellings



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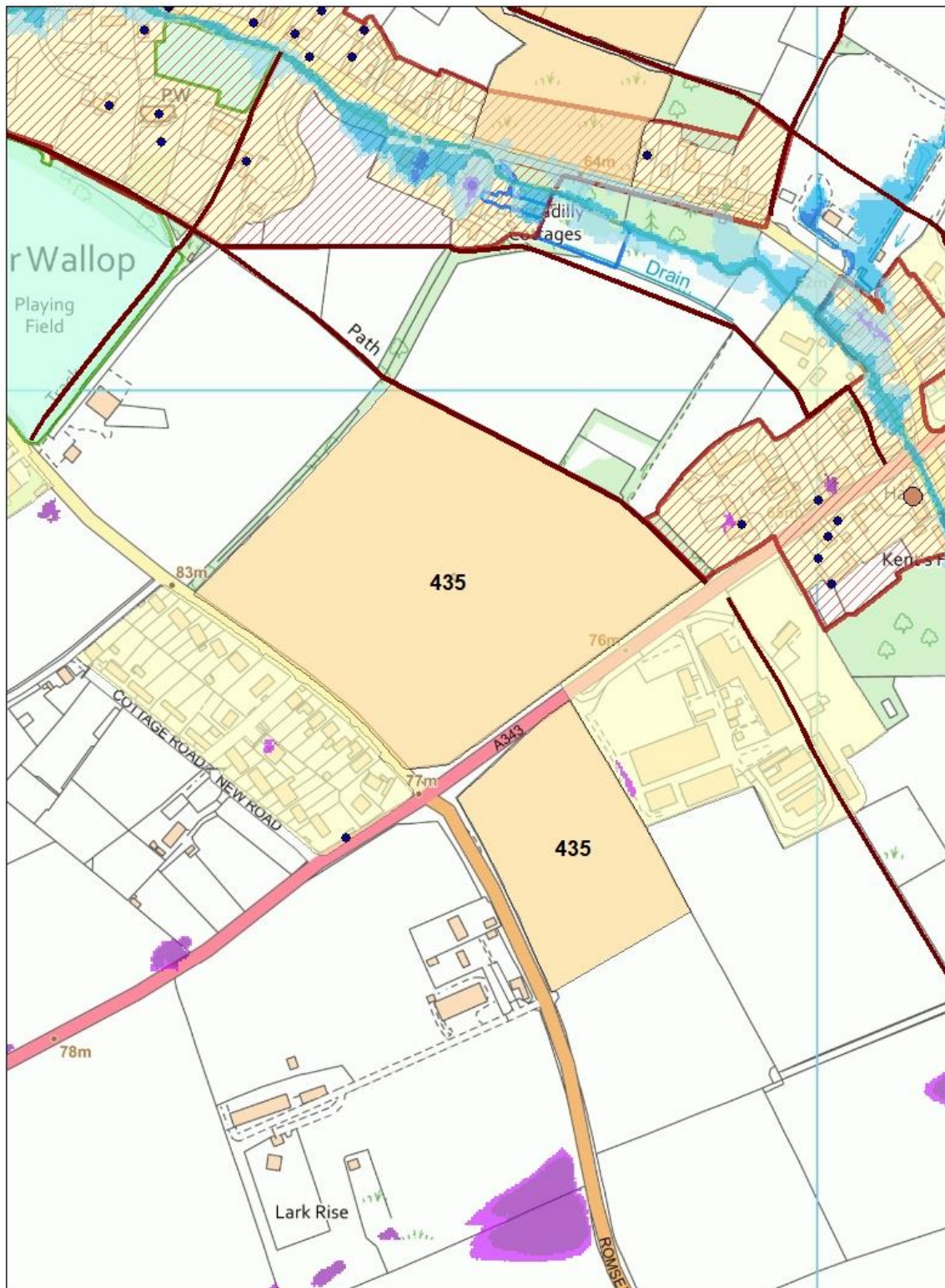
Theme/Topic	Assessment
Access	Access is likely to be via School Lane.
Accessibility	The site is within 800 metres of a primary school and between 1.6 and 5 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Salisbury Hill (A343) that has limited services to Salisbury / Andover and a service to Peter Symonds College.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site is within a safeguarded area surrounding a Wastewater Treatment Works.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the north and west within the village. The land rises to the east.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Wallop Primary School and Danebury School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the open character of the site





Theme/Topic	Assessment
Access	Access is likely to be via Andover Hill (A343). There may be challenges with providing an appropriate access.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is limited access to walking routes via a public right of way. There is a bus stop located on Salisbury Hill (A343) that has limited services to Salisbury / Andover and a service to Peter Symonds College.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site may be affected by road noise from the A343.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site adjoins existing residential development to the south west. The land rises quite steeply towards the north east. There are TPOs on the site boundary to the east, between the site and the A343.
Historic environment	The site is adjacent to the Over Wallop conservation area to the south west.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Wallop Primary School and Danebury School (secondary).
Other on site considerations	There is a public right of way along the south west site boundary.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not Preferred</b> When accounting for challenges in providing appropriate access to the site and topography.

<b>Site Name</b>	Land at Middle Wallop	<b>SHELAA Ref</b>	435
<b>Site Area</b>	10.6 ha	<b>Site Capacity</b>	170 dwellings

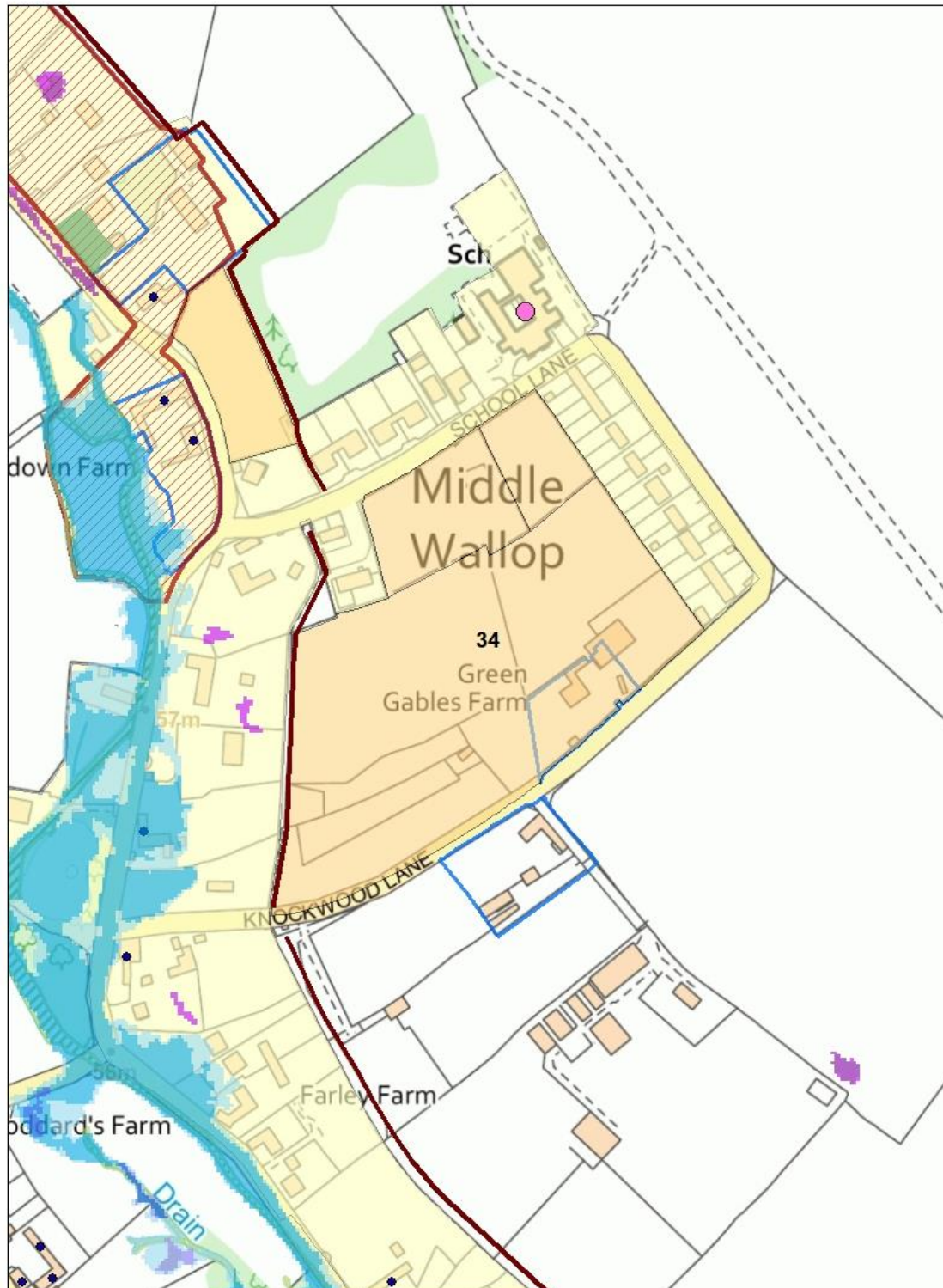


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Theme/Topic	Assessment
Access	Access is likely to be via Salisbury Hill (A343). There may be challenges with providing an appropriate access.
Accessibility	<p>The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is limited access to walking routes via a public footpath.</p> <p>There is a bus stop located on Salisbury Hill (A343) that has limited services to Salisbury / Andover and a service to Peter Symonds College.</p>
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site may be affected by road noise.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Very small parts of the site are indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site adjoins peripheral residential development, including to the south of Salisbury Lane. The two parcels straddle the A343. The land is elevated in the landscape and rises towards the west of the village, with the parcels fairly open and with views extending across and beyond the south eastern parcel from the A343.
Historic environment	The site is adjacent to the Over Wallop conservation area to the north east of the northern parcel. There is a listed buildings adjacent to the site to the north east (grade II*).
Biodiversity and habitats	<p>There is BAP priority habitat adjacent to the site to the north west and east of the northern parcel.</p> <p>The site is within the zone of influence for Solent SACs (nutrients).</p>
Education infrastructure	Within the catchment of Wallop Primary School and Danebury School (secondary).
Other on site considerations	There is a public right of way running along the north east boundary of the north parcel of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not Preferred</b></p> <p>When accounting for challenges in providing appropriate access to the site and the relationship with the settlement.</p>



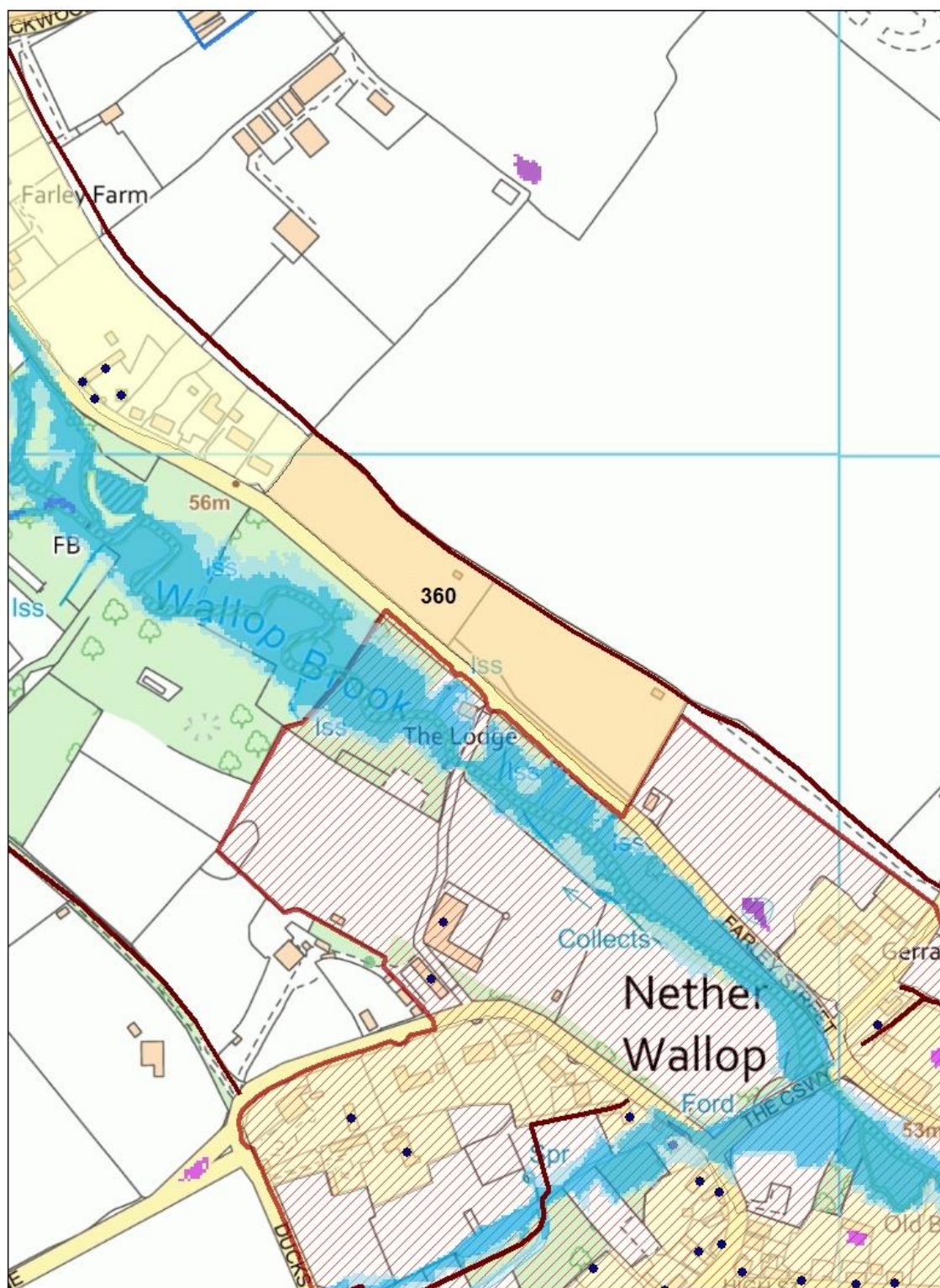
<b>Site Name</b>	Green Gables Farm, Knockwood Lane, Middle Wallop	<b>SHELAA Ref</b>	34
<b>Site Area</b>	3.63 ha	<b>Site Capacity</b>	40 dwellings



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Theme/Topic	Assessment
Access	Access is likely to be via School Lane, through the adjoining SHELAA site (363). The site boundary is adjacent to Knockwood Lane, a single track lane.
Accessibility	The site is within 800 metres of a primary school and between 1.6 and 5 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Salisbury Hill (A343) that has limited services to Salisbury / Andover and a service to Peter Symonds College.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site is partially in a safeguarded area surrounding a Wastewater Treatment Works.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Part of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface towards the west of the site.
Landscape and character	The site adjoins residential development to the east and west within the village. The land rises to the east above the valley.
Historic environment	There is a listed building adjacent to the site to the west (Staplewood House, grade II).
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Wallop Primary School and Danebury School (secondary).
Other on site considerations	There is a public right of way adjacent to the western boundary.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the open character of the site and challenges in providing appropriate access to the site.

<b>Site Name</b>	Land at Farley Street, Middle Wallop	<b>SHELAA Ref</b>	360
<b>Site Area</b>	1.9 ha	<b>Site Capacity</b>	20 dwellings

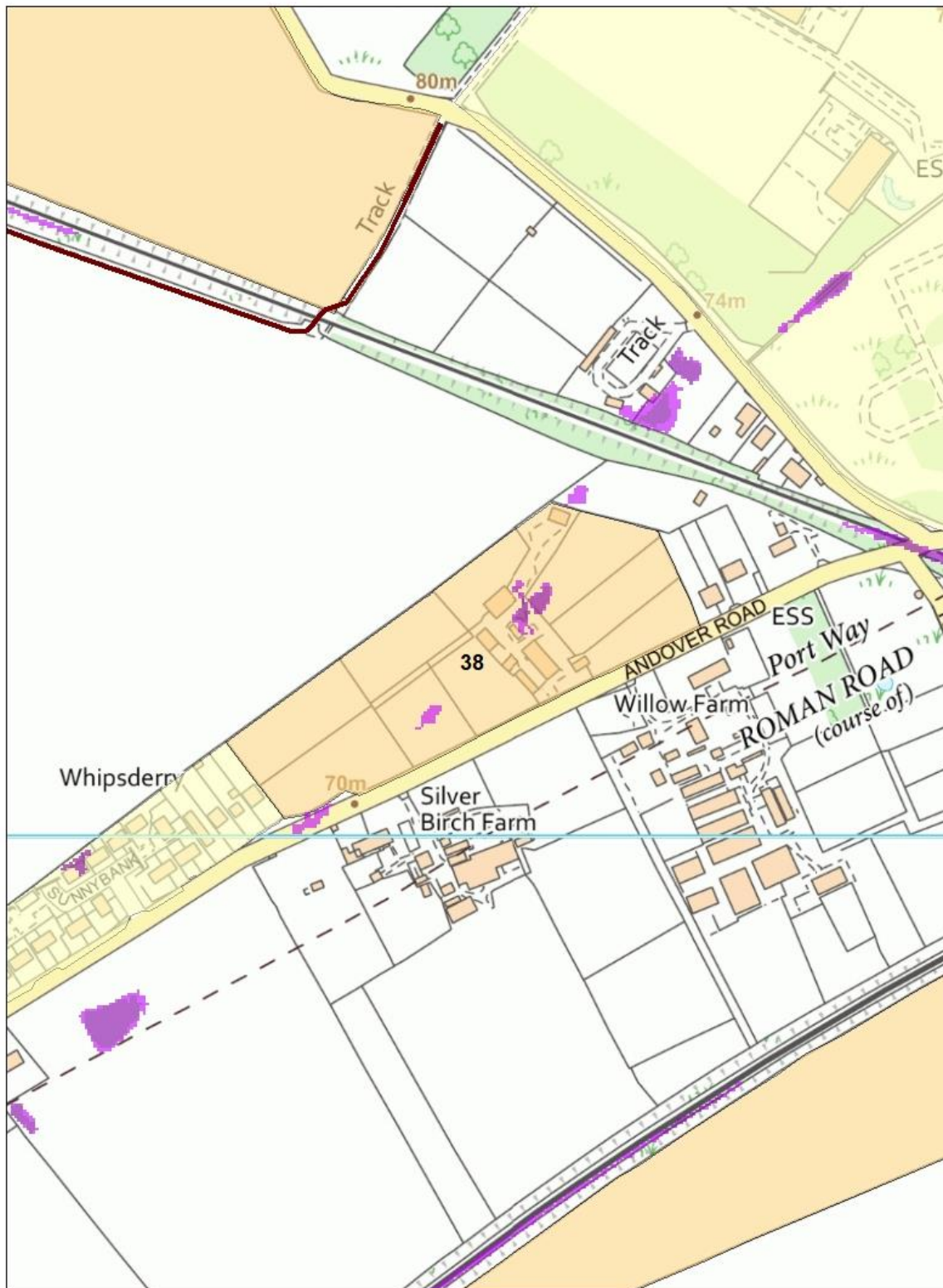


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Theme/Topic	Assessment
Access	Access is likely to be from Farley Street.
Accessibility	<p>The site is between 800 metres and 1.6 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Salisbury Hill (A343) that has limited services to Salisbury / Andover and a service to Peter Symonds College.</p>
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. The site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site adjoins existing linear residential development at Middle Wallop to the west. The land rises quite steeply to the north of Farley Street. Development in this location has the potential to affect the separation of Middle Wallop and Nether Wallop.
Historic environment	The site is adjacent to the Nether Wallop conservation area.
Biodiversity and habitats	<p>There is BAP priority habitat adjacent to the site to the south west (other side of Farley Street).</p> <p>The site is within the zone of influence for Solent SACs (nutrients).</p>
Education infrastructure	Within the catchment of Wallop Primary School and Danebury School (secondary).
Other on site considerations	There is a public right of way running along the north boundary of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not Preferred</b></p> <p>When accounting for the reduction in the separation between settlements.</p>



<b>Site Name</b>	Land at Red Post Bridge	<b>SHELAA Ref</b>	38
<b>Site Area</b>	2.9 ha	<b>Site Capacity</b>	87 dwellings

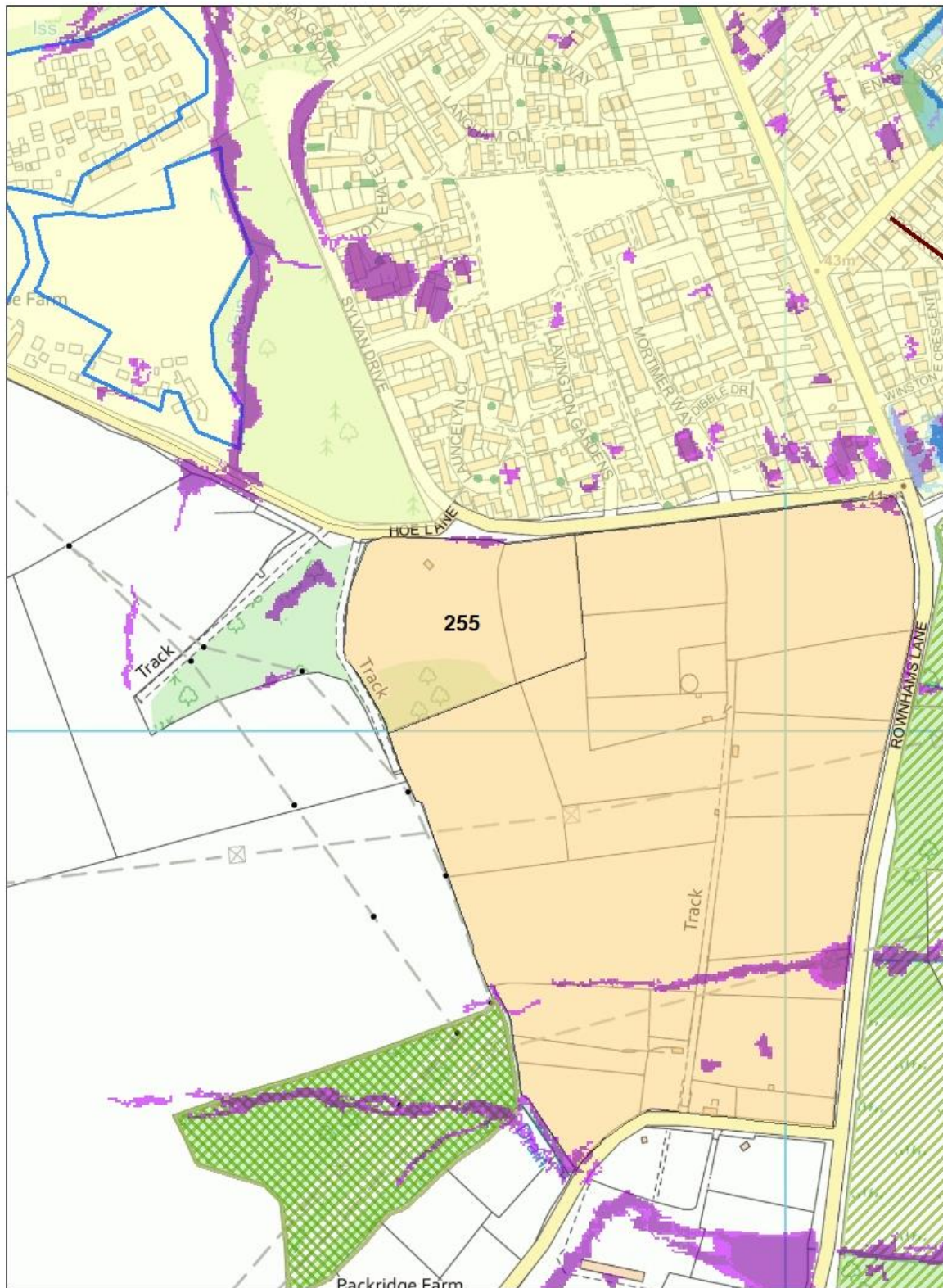


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Andover Road.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Andover Road that has limited to Andover.
Environmental receptors	The site is within a groundwater source protection zone (zones 1, 2, and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site may be affected by noise from surrounding uses.
Flooding	Part of the site is within an area at risk of flooding from surface water, with small areas indicated to be a combination of high, medium and low risk. The site is indicated to potentially be susceptible to groundwater flooding at the surface or below the surface.
Landscape and character	The site is adjacent to existing residential development to the south west and north east.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Amport Primary School and John Hanson Community school (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for access to key facilities and services and sensitivities to noise.

## Individual Site Assessments

<b>Site Name</b>	Land South of Hoe Lane	<b>SHELAA Ref</b>	255
<b>Site Area</b>	1.8 ha	<b>Site Capacity</b>	50 dwellings

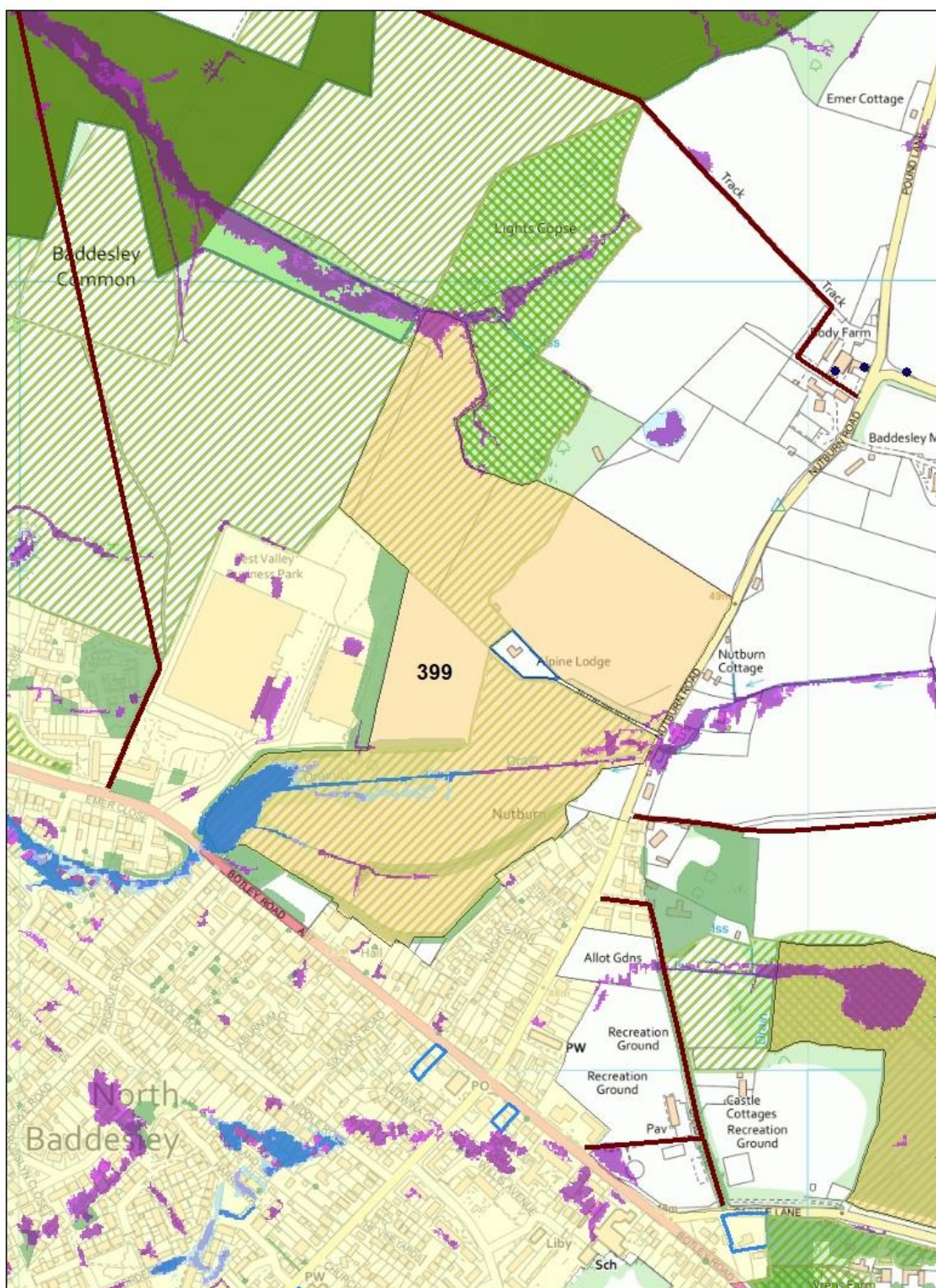


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from Hoe Lane.
Accessibility	The site is between 800 metres and 1.6 kilometres of a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Bracken Road with frequent bus services to Romsey and Southampton.
Environmental receptors	Based on the national dataset most of the site indicated to be grade 3 land in the agricultural land classification, with a small area of grade 4. Published site specific information is available that indicates most of the site is grade 4 with an area of grade 2 to the southeast. Part of the site may be affected by road noise. The site includes an area indicated to be a former landfill site.
Flooding	A very small part of the site to the north is identified as being within a zone at risk of flooding from surface water (areas of high and low probability).
Landscape and character	The site is adjacent to existing residential development to the north.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site. There is a scheduled monument (Toothill) to the west.
Biodiversity and habitats	There is BAP priority habitat within the site to the south west. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients).
Education infrastructure	Within the catchment of Rownhams St John's Primary School and The Mountbatten School (secondary)
Other on site considerations	The site is located within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>



<b>Site Name</b>	Land off Nutburn Road, North Baddesley	<b>SHELAA Ref</b>	399
<b>Site Area</b>	22.5 ha	<b>Site Capacity</b>	35 dwellings

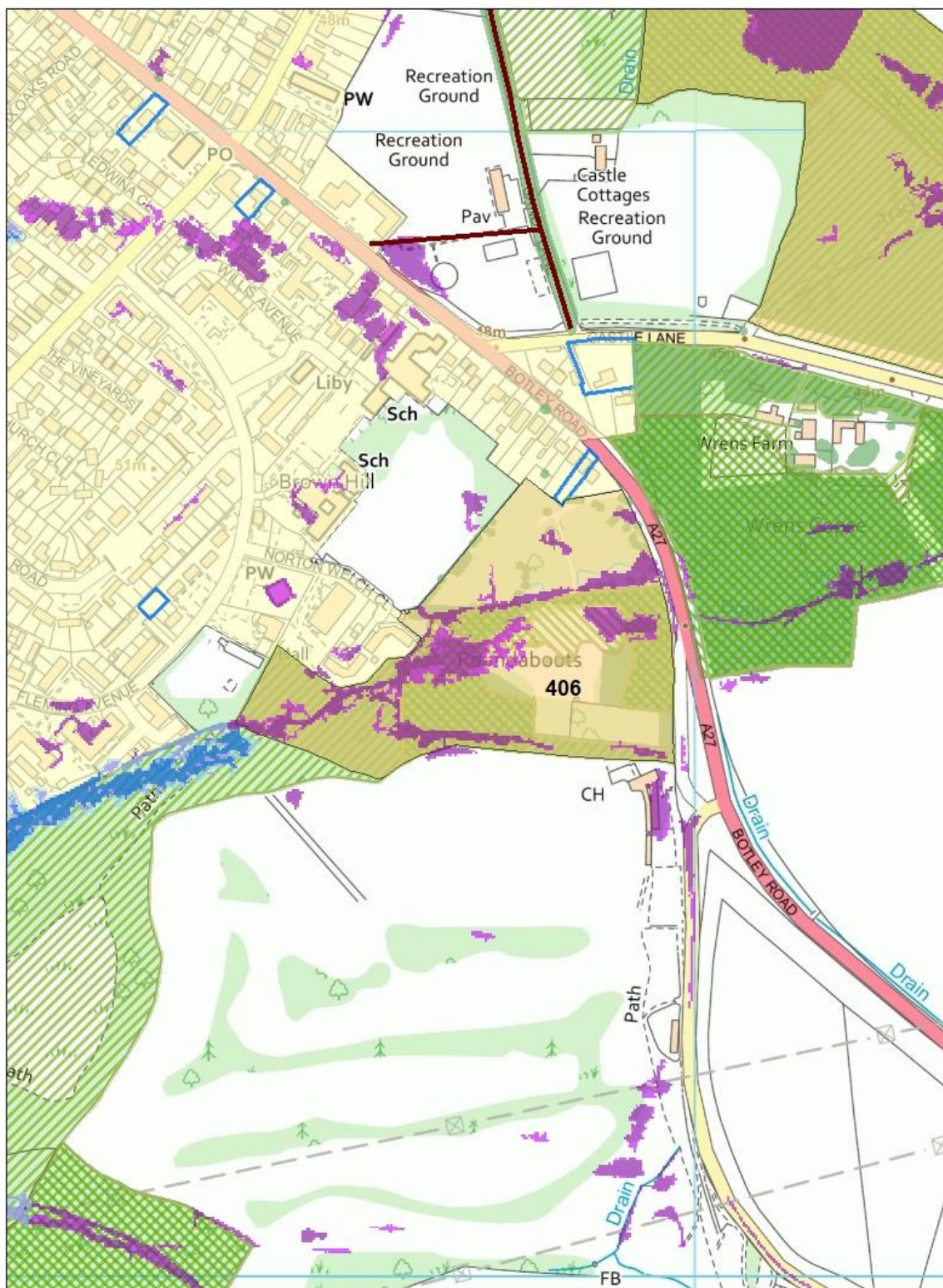


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Nutburn Road.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There is a bus stop located on Botley Road that has a regular service to Romsey / Eastleigh, and bus stop on Rownhams Road that has a regular service to Romsey / Southampton.
Environmental receptors	Based on the national dataset, indicated to be predominantly grade 3 land, with some grade 5 land to the north west, in the agricultural land classification. Published site specific information is available that indicates the site to include areas of grade 2, 3a, 3b, 5 and other land. The site is located close to Test Valley Business Park (to the west).
Flooding	Part of the site is within an area at risk of flooding from surface water and rivers. The flood risk from rivers comprises land to the south west identified in flood risk zones 2 and 3. There are a number of areas within the site indicated to be at risk of flooding from surface water (high, medium and low risk), including to the north, south west and crossing part of the site. Part of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the south east and commercial uses to the west. There are TPOs within the site and along the west and south site boundaries.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	Emer Bog and Baddesley Common are located to the north west (SAC and SSSI). A significant portion of the site is designated as SINC, with additional SINCS located adjacent to the site. There is ancient woodland adjacent to the site to the north. Part of the site and land adjacent to the site is BAP priority habitat. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients). It is within the wider hydrological catchment for Emer Bog SAC.
Education infrastructure	Within the catchment of North Baddesley Infant and Junior Schools and Mountbatten School (secondary).
Other on site considerations	The site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the full range of uses being planned for, part of this site is considered to be more appropriate for employment use.



<b>Site Name</b>	Roundabout Copse, North Baddesley	<b>SHELAA Ref</b>	406
<b>Site Area</b>	5.6 ha	<b>Site Capacity</b>	30 dwellings

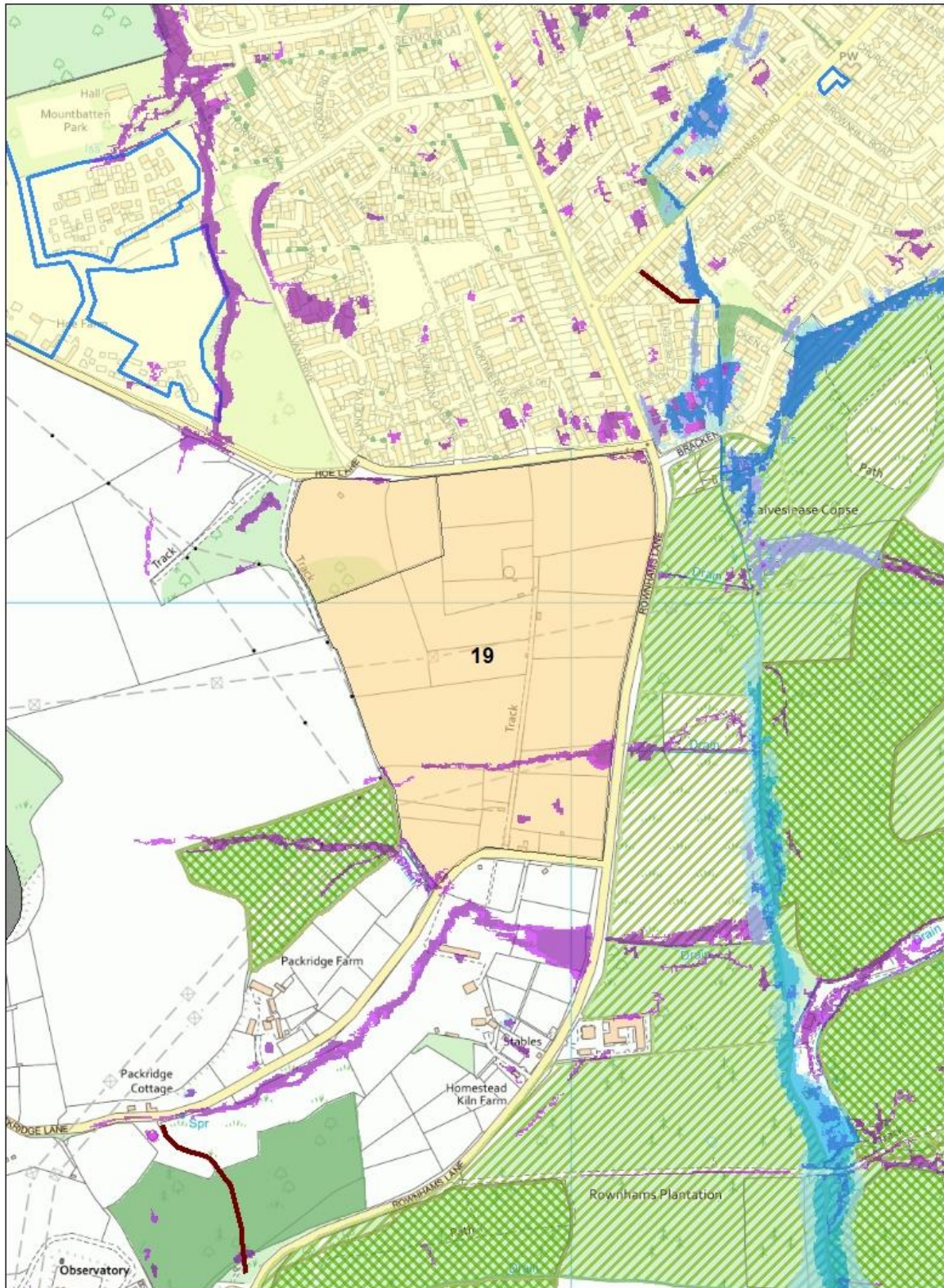


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from the A27.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Botley Road with a regular service to Romsey and Eastleigh.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. Published site specific information is available that indicates a combination of grade 3a and 'other' with a small area of grade 4. The site includes an area indicated to be a former landfill site.
Flooding	Parts of the site are identified as being within a zone at risk of flooding from surface water, to the south, across the centre and to the north (high, medium and low probability).
Landscape and character	The site is adjacent to existing residential development to the north and west. The site is heavily wooded and there are TPOs within the site and along boundaries to the south and west. Development in this location has the potential to affect the separation of North Baddesley and Chilworth.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a SINC, ancient woodland and BAP priority habitat within the site, covering a large area. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation).
Education infrastructure	Within the catchment of North Baddesley Infant and Junior Schools and The Mountbatten School (secondary)
Other on site considerations	The site is located within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the potential implications on ecological assets. When accounting for the risk to flooding from surface water.



<b>Site Name</b>	Packridge Farm	<b>SHELAA Ref</b>	19
<b>Site Area</b>	18.4 ha	<b>Site Capacity</b>	170 dwellings

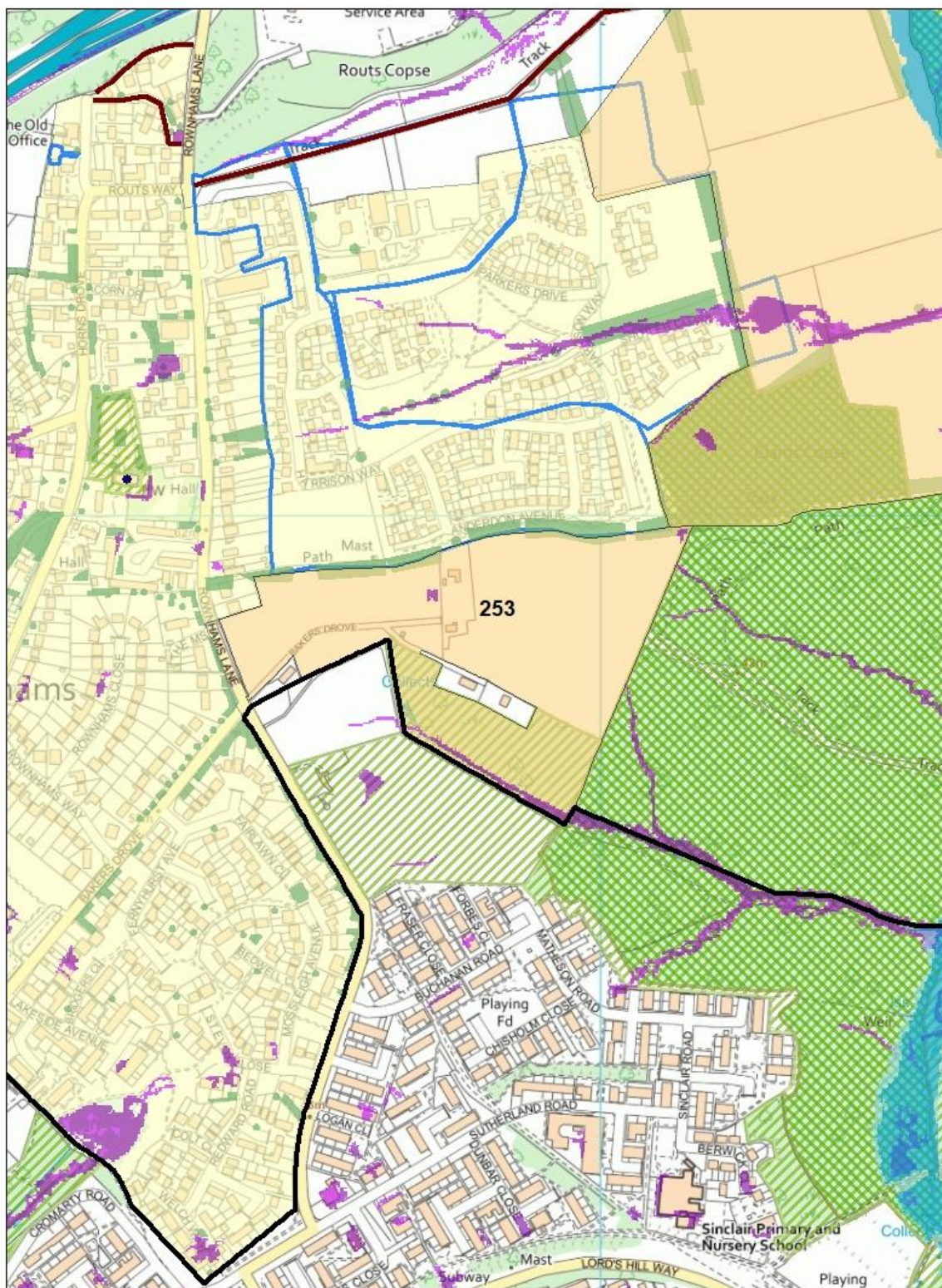


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Hoe Lane.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Bracken Road with frequent bus services to Romsey and Southampton.
Environmental receptors	Based on the national dataset most of the site indicated to be grade 4 land in the agricultural land classification, with an area of grade 3 land to the west. Published site specific information is available that indicates most of the site is grade 2 with an area of grade 3b to the south. The site may be affected by road noise.
Flooding	Parts of the site to the south are identified as being within a zone at risk of flooding from surface water (areas of high, medium and low probability).
Landscape and character	The site is adjacent to existing residential development to the north. Development in this location has the potential to affect the separation of North Baddesley and Rownhams. The central and southern parts of the site are more sensitive in landscape terms due to the topography of the site. The northern part is lower lying and relates more closely to the edge of North Baddesley.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a SINC to the east of the site on the other side of Rownhams Lane that covers a large area. There is a SINC and ancient woodland adjacent to the site to the southwest. There is BAP priority habitat adjacent to the site to the north and southwest. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients).
Education infrastructure	Within the catchment of Rownhams St John's Primary School and Mountbatten School (secondary)
Other on site considerations	Within a mineral consultation area. There are overhead pylons crossing the centre of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred (not full extent but as part of a combined site)</b>



<b>Site Name</b>	Field's Farm, Rownhams	<b>SHELAA Ref</b>	253
<b>Site Area</b>	8.4 ha	<b>Site Capacity</b>	120 dwellings

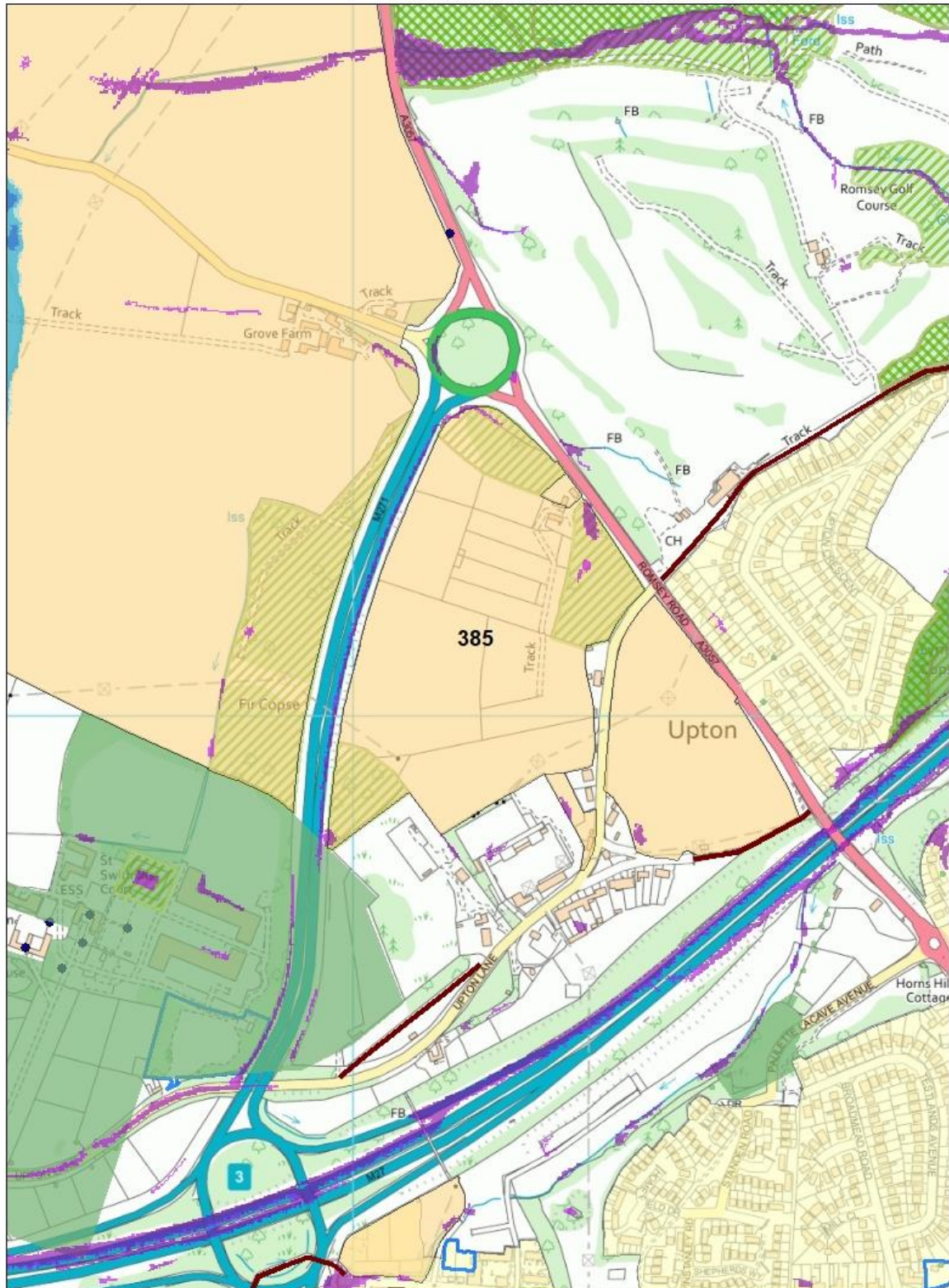


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from Rownhams Lane.
Accessibility	The site is within 800 metres of a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Rownhams Lane that has a regular service to Romsey/Southampton.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. Published site specific information is available that indicate the site to be a combination of grade 3a, grade 3b, grade 5, and other land. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water. This relates to several small areas within the site to the centre and east, including area of high, medium and low risk.
Landscape and character	The site is adjacent to existing residential development to the north and west. The overall landscape sensitivity varies across the site, being of moderate-high sensitivity towards the east close to the woodland, the onsite woodland is considered to be of high sensitivity, and the western part of the site is moderate sensitivity. Development in this location has the potential to affect the separation of Rownhams and Southampton. There are TPOs on the site boundary to the north.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site. The site is crossed by the line of a Roman road.
Biodiversity and habitats	There is a SINC within the site to the south that is also identified as BAP priority habitat. There are also additional SINC's to the south and east of the site – the locations to the east are also identified as ancient woodland and BAP priority habitat. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation).
Education infrastructure	Within the catchment of Rownhams St John's Primary School and Mountbatten School (secondary).
Other on site considerations	Part of the site falls within a mineral consultation area. There is a public right of way running to the south of the site.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred</b>



<b>Site Name</b>	Land at Upton Lane	<b>SHELAA Ref</b>	385
<b>Site Area</b>	12.4 ha	<b>Site Capacity</b>	380 dwellings

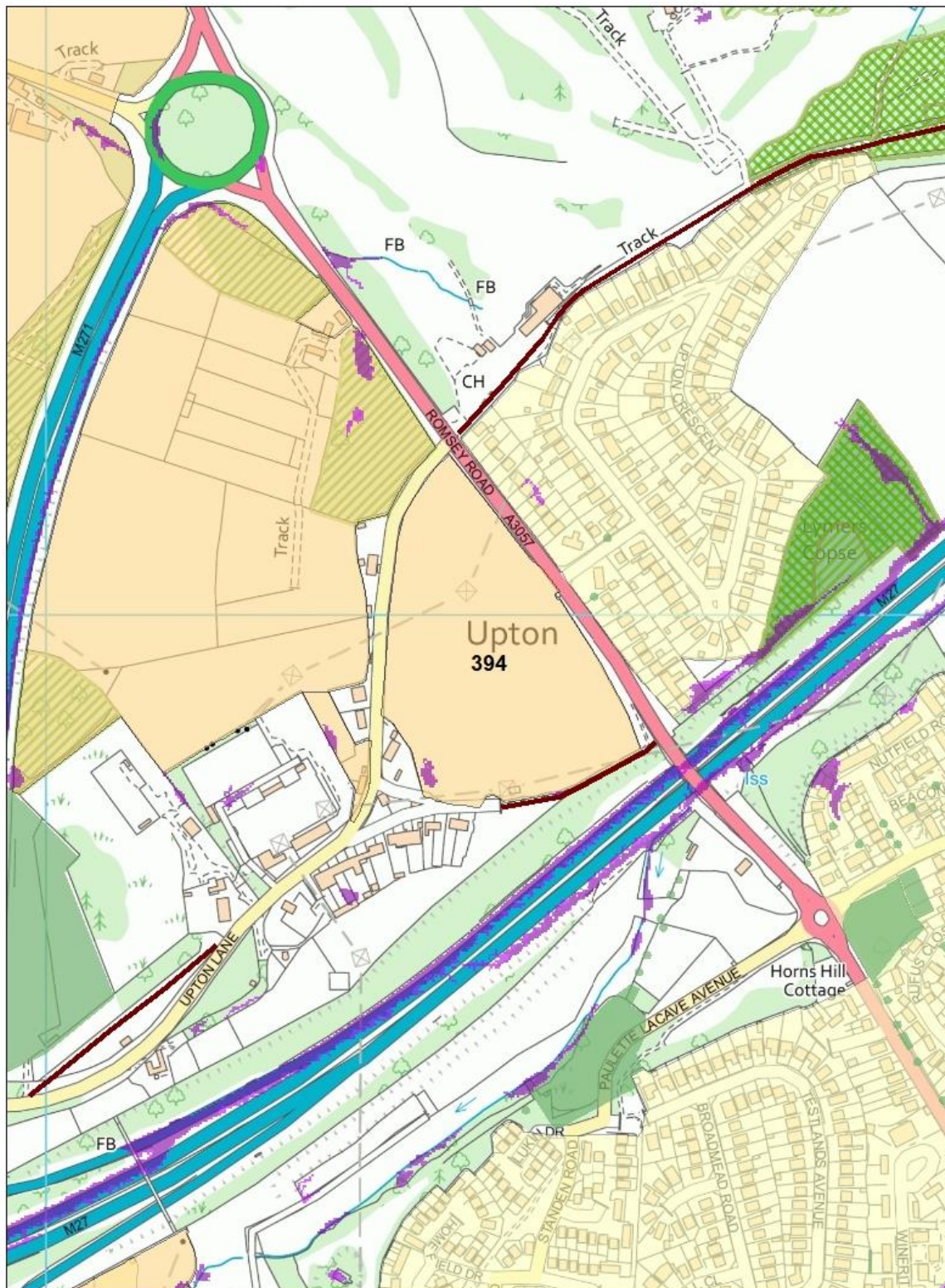


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from either Upton Lane or Romsey Road (A3057).
Accessibility	<p>The site at its nearest is between 800 metres and 1.6 kilometres from a primary school and is between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes for part of the site.</p> <p>There is a bus stop located on Romsey Road that has school services to Mountbatten School and Barton Peveril College.</p>
Environmental receptors	Based on the national dataset, indicated to be largely grade 4 land, with a small area of grade 2 to the north west, in the agricultural land classification. Published site specific information is available that indicates the site to be a combination of grade 2, grade 3b (majority), and other land. The site may be affected by road noise. The site is partially in a safeguarded area surrounding a Wastewater Treatment Works.
Flooding	Part of the site is within an area at risk of flooding from surface water – this relates to a number of small areas along or near to the boundaries to the north east and south west, including areas of high, medium and low risk. A very small part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to some existing residential development to the south east, along with National Grid infrastructure. The overall landscape sensitivity of the site was assessed to be moderate-low. There are TPOs on the site boundary to the south west corner of the site.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There are 3 SINCs within the site, to the north east, east and south west of the site – two of these are also identified as BAP priority habitat.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation).</p>
Education infrastructure	Within the catchment of Nursling Primary School and Mountbatten School (secondary).
Other on site considerations	The site falls within a mineral consultation area. There are overhead pylons crossing the site, including to the south.
Planning status	No pending planning applications.
<b>Recommendation</b>	<p><b>Not preferred for residential</b></p> <p>When accounting for the full range of uses being planned for, this site is considered to be more appropriate for employment use.</p>



<b>Site Name</b>	Upton Triangle	<b>SHELAA Ref</b>	394
<b>Site Area</b>	4.67 ha	<b>Site Capacity</b>	100 dwellings

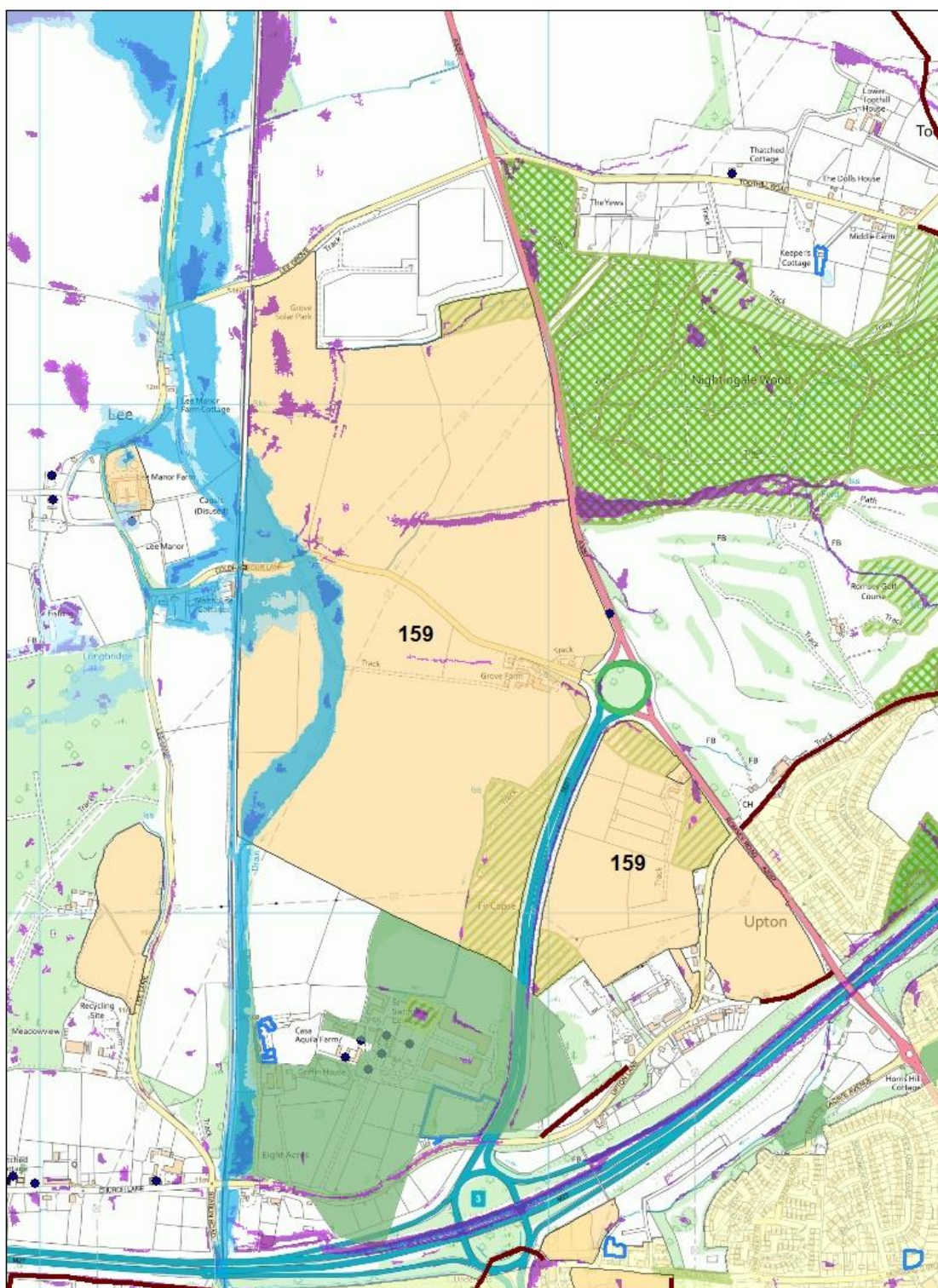


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from Upton Lane.
Accessibility	<p>The site at its nearest is between 800 metres and 1.6 kilometres from a primary school and within 800 metres of a local food store. There is access to walking and cycling routes close to the site.</p> <p>There is a bus stop located on Romsey Road that has school services to Mountbatten School and Barton Peveril College.</p>
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. Published site specific information is available that indicates the site to be a combination of grade 2 and 3b land. The site may be affected by road noise. The site is partially in a safeguarded area surrounding a Wastewater Treatment Works.
Flooding	Part of the site is within an area at risk of flooding from surface water, this relates to a small extent to the south west of the site comprising high, medium and low risk. A very small part of the site is indicated to potentially be susceptible to groundwater flooding below the surface to the south of the site.
Landscape and character	The site is adjacent to existing residential development to the south west, there is also residential development to the east of the site on the opposite side of Romsey Road (A3057). The overall landscape sensitivity of the site was assessed to be moderate-low.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation).</p>
Education infrastructure	Within the catchment of Nursling Primary School and Mountbatten School (secondary).
Other on site considerations	The site falls within a mineral consultation area. There is a public right of way running along part of the southern boundary of the site. There are overhead pylons crossing the site towards the north and towards the southern boundary.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred</b>



<b>Site Name</b>	Grove Farm, Nursling and Rownhams	<b>SHELAA Ref</b>	159
<b>Site Area</b>	86.9 ha	<b>Site Capacity</b>	2,000 dwellings



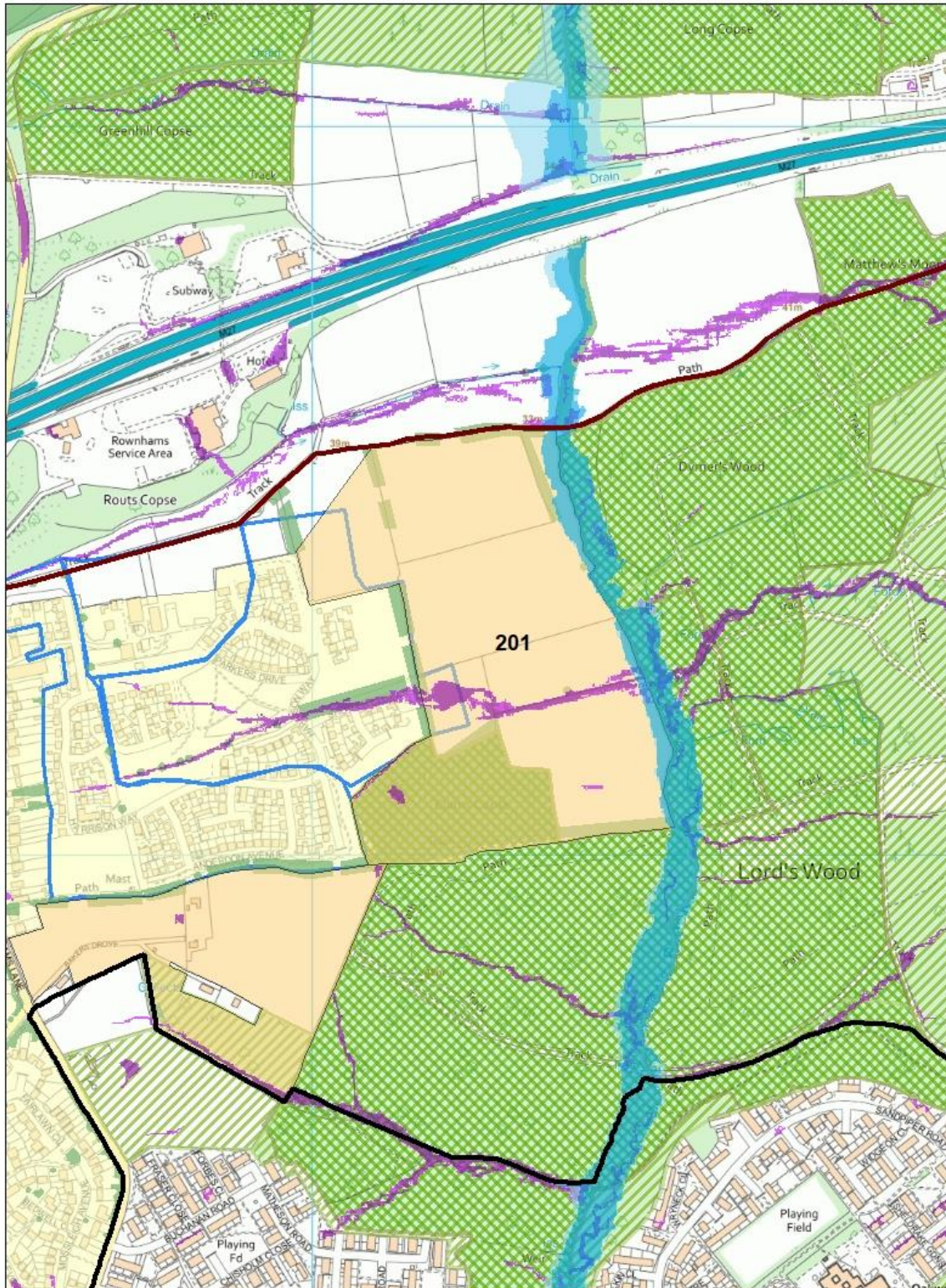
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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from a number of locations for different parcels, including Coldharbour Lane and potentially Upton Lane and / or Romsey Road.
Accessibility	<p>The site at its nearest is between 800 metres and 1.6 kilometres from a primary school and is between 800 metres and 1.6 kilometres from a local food store. However, there are areas of the site that are much further away. There is access to walking and cycling routes for part of the site.</p> <p>There is a bus stop located on Romsey Road that has school services to Mountbatten School and Barton Peveril College.</p>
Environmental receptors	Based on the national dataset, indicated to be a combination of grade 2 land and grade 4 land in the agricultural land classification. Published site specific information is available for the south east parcel and land to the south of Coldharbour Lane, which suggests a combination of grade 2, 3a, 3b and other land, with the majority appearing to be grade 3b. Parts of the site may be affected by road and rail noise. The site is partially in a safeguarded area surrounding a Wastewater Treatment Works.
Flooding	Part of the site to the west is within an area at risk of flooding from rivers (zones 2 and 3). Parts of the site are within areas at risk of flooding from surface water particularly to the west (low, medium and high risk). A significant portion of the north western parcel has potential susceptibility to groundwater flooding at or below the surface.
Landscape and character	This is a large site that is predominantly open and gently undulating. It is largely located away from existing residential development, with Upton Crescent to the south east of the south east parcel. A railway line forms the western boundary to the north west parcel, and the M271 is located between the two parcels. The site is adjacent to a solar farm to the north. The overall landscape sensitivity of the south east parcel of the site was assessed to be moderate-low.
Historic environment	There is a listed milestone adjacent to the site, to the east of the north west parcel, adjacent to the A3057. There is also a group of listed buildings to the south of the site.
Biodiversity and habitats	There are a number of SINC's within the site covering a relatively small part of the site overall. This includes three SINC's in the south east parcel (to the north, east and south west) and two SINC's in the north west parcel (to the north east and south east) – all are associated with woodland areas. There is BAP priority habitat within the

	<p>site, which largely relates to the same locations as designated as SINC.</p> <p>Within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), and Solent SPAs (recreation).</p>
Education infrastructure	Within the catchment of Nursling primary school and Mountbatten School (secondary).
Other on site considerations	<p>The site falls within a mineral consultation area.</p> <p>There are overhead pylons crossing the site.</p>
Planning status	No pending planning applications.
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for the scale of the site and relationship with the settlement, access to key facilities and services, cumulative implications of other considerations including flood risk and noise.</p> <p>Additionally for the south east parcel, when accounting for the full range of uses being planned for, this site is considered to be more appropriate for employment use.</p>



<b>Site Name</b>	Land at Rownhams Lane	<b>SHELAA Ref</b>	201
<b>Site Area</b>	19.5 ha	<b>Site Capacity</b>	300 dwellings



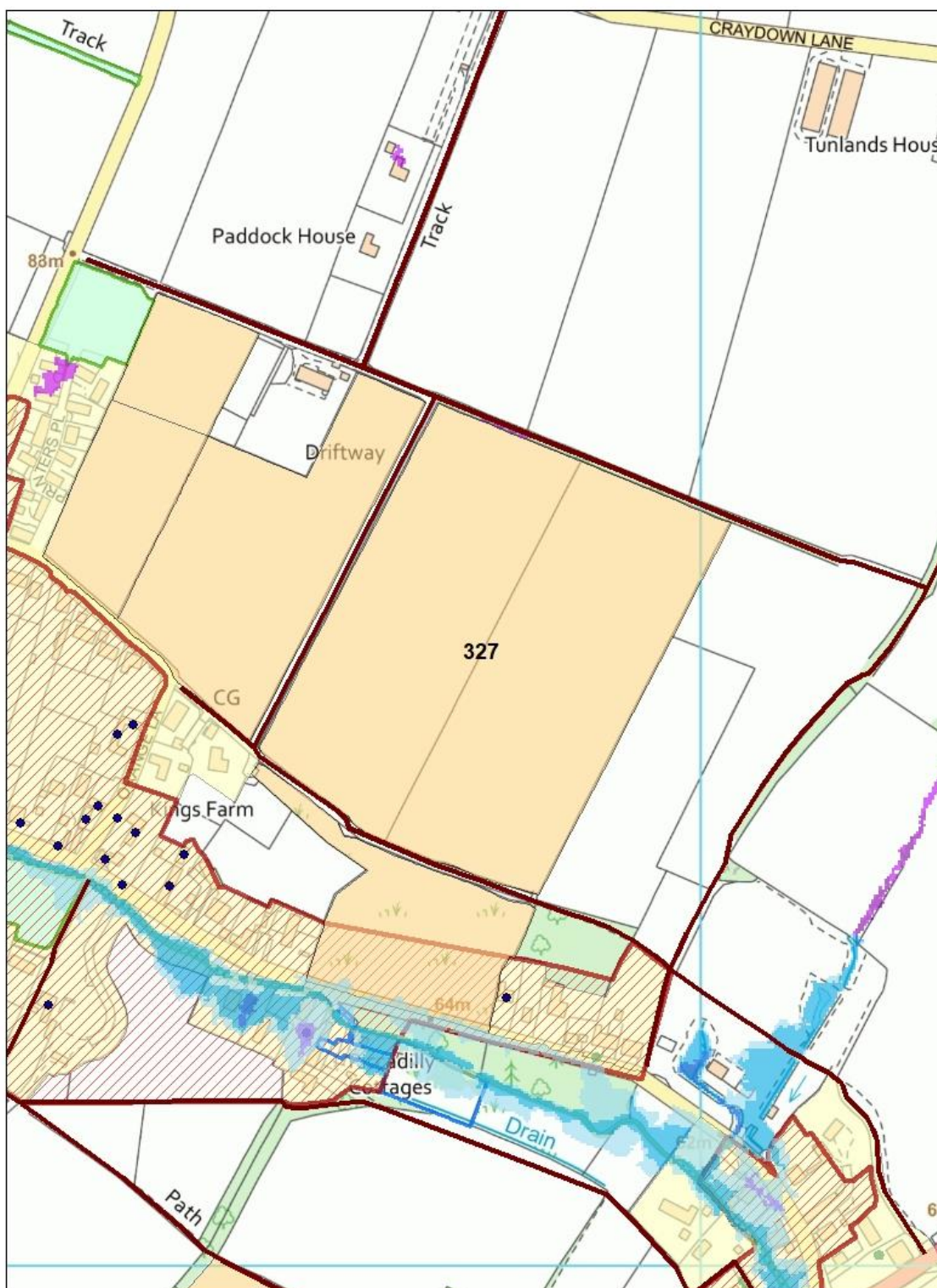
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Theme/Topic	Assessment
Access	Vehicular access is likely to be through the recent Broadleaf Park development.
Accessibility	<p>The site is between 800 metres and 1.6 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Rownhams Lane that has a regular service to Romsey/Southampton.</p>
Environmental receptors	Based on the national dataset, the majority of the site indicated to be grade 4 land in the agricultural land classification, with a small area in the south east classed as non-agricultural. Published site specific information is available which indicates the site to be primarily grade 3b, with areas of 3a land to the north east and west. Part of the site may be affected by road noise (from the M27).
Flooding	A small part of the site along the eastern boundary is within an area at risk of flooding from rivers (zone 3). Part of the site running east-west through the centre, as well as some small areas to the south, are within an area at risk of flooding from surface water (high, medium and low likelihood). Part of the site is indicated to potentially be susceptible to groundwater flooding at the surface – this affects a very small part of the site towards the east.
Landscape and character	The site is adjacent to existing residential development to the west. The overall landscape sensitivity of the site was assessed to be moderate-high taking account of the landscape value and landscape susceptibility. There are TPOs within the site and on the site boundaries, this includes the area associated with Clams Copse, associated with the south, west, and north boundary, as well as extents within the site, in some cases associated with boundary lines to the north of the site.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There is a SINC within and adjacent to the site. Clams Copse SINC is within the site extent to the south west, and is also identified as ancient woodland and BAP priority habitat. Lord's Wood SINC is adjacent to the east of the site and is also classed as ancient woodland and includes areas of BAP priority habitat.</p> <p>Within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), and Solent SPAs (recreation).</p>
Education infrastructure	Within the catchment of Rownhams St John's Primary School and Mountbatten School (secondary).
Other on site considerations	There is a public right of way running along the northern boundary of the site.
Planning status	No pending planning applications

<b>Recommendation</b>	<b>Not preferred</b> When considering cumulative impacts including access to key services and facilities, flood risk, landscape and ecology.
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<b>Site Name</b>	Land north east of Orange Lane, Over Wallop	<b>SHELAA Ref</b>	327
<b>Site Area</b>	7.7 ha	<b>Site Capacity</b>	233 dwellings



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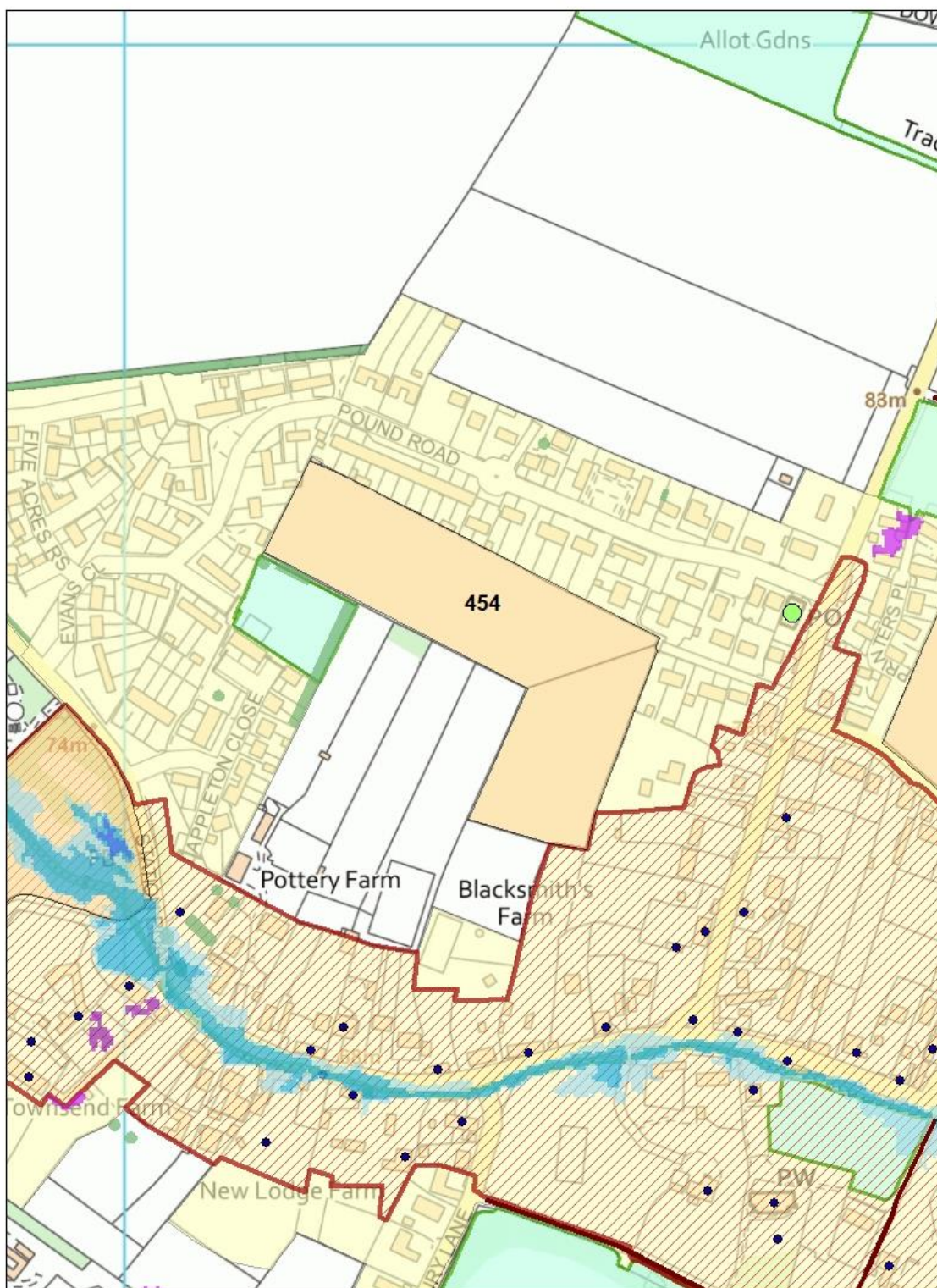
Theme/Topic	Assessment
Access	Vehicular access is likely to be from Orange Lane. There may be challenges with providing an appropriate access from this single track lane.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and is within 800 metres of a local food store. There is access to walking routes. There is a bus stop located on the A343 that has a limited service to Andover / Salisbury and a service to Peter Symonds College.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Part of the site to the south is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is not adjacent to residential development, with the nearest properties to the west and south west. The surrounding character is rural and agricultural.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is BAP priority habitat adjacent to the site to the south east and to the west. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Wallop Primary School and Danebury School (secondary).
Other on site considerations	There are public rights to the north, south and west of the site.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for challenges in providing appropriate access to the site and when accounting for the relationship with the settlement.





Theme/Topic	Assessment
Access	Vehicular access is likely to be from King Lane.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and is within 800 metres of a local food store. There is no access to walking routes. There is no bus stop in the vicinity of the site.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	There is a very small area in the northwest corner of the site that is identified as being within a zone at risk of flooding from surface water (low risk).
Landscape and character	The site is to the north of the settlement. This large site is adjacent to a small amount of low density residential development. The site is adjacent to a designated local green space, for the allotments. The surrounding character is rural and agricultural.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Wallop Primary School and Danebury School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the relationship with the settlement.

<b>Site Name</b>	Land off King Lane, Over Wallop	<b>SHELAA Ref</b>	454
<b>Site Area</b>	2.45 ha	<b>Site Capacity</b>	20 dwellings

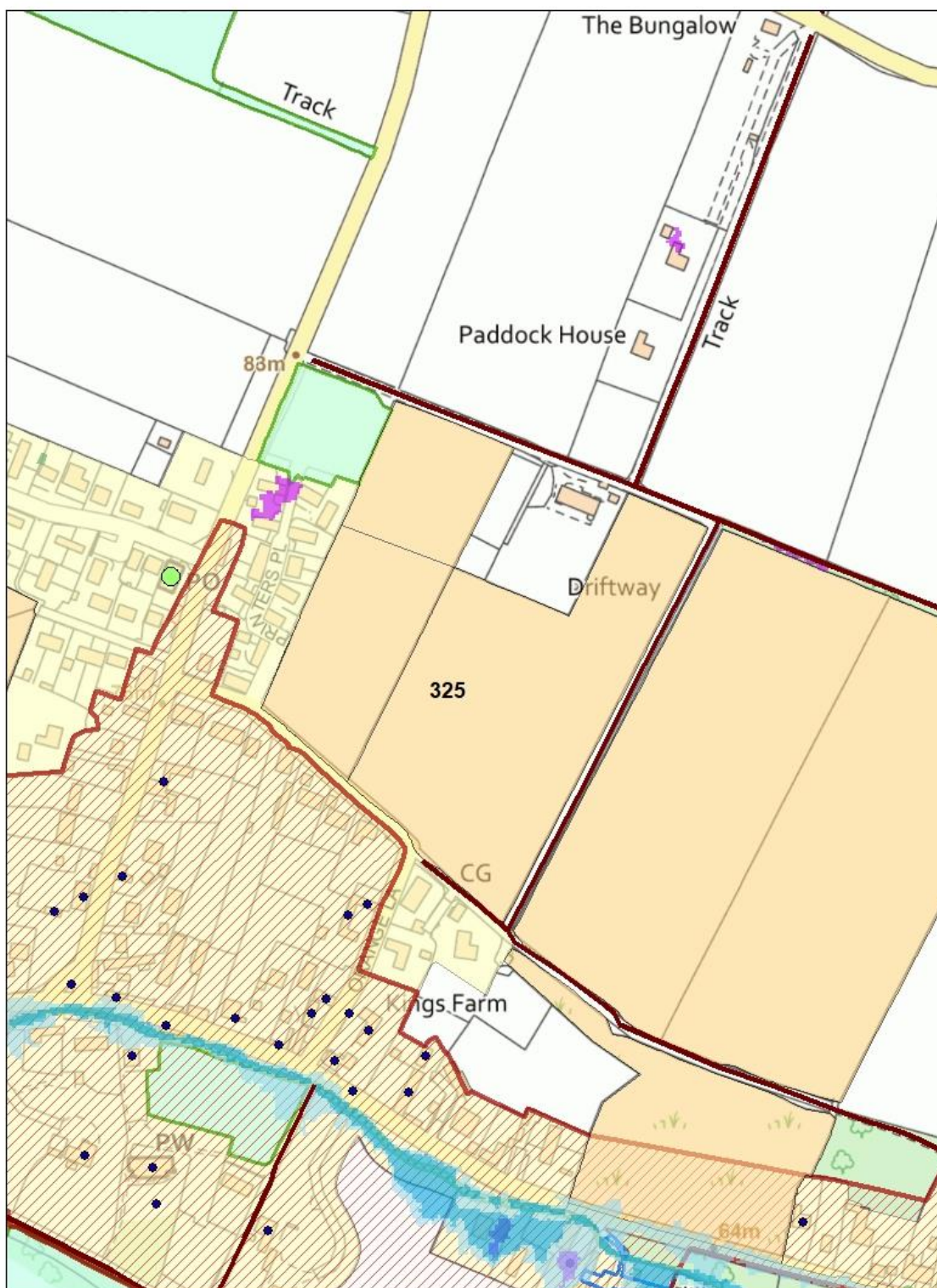


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from King Lane Cottages, a single track lane. There may be challenges with providing an appropriate access.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and is within 800 metres of a local food store. There is access to walking routes. There is a bus stop located on the A343 that has a limited service to Andover / Salisbury and a service to Peter Symonds College.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Part of the site to the south east is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the north, east and west. The site is adjacent to a designated local green space to the south west. There are TPOs on the site boundary to the south west.
Historic environment	The site is adjacent to a conservation area to the south east.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Wallop Primary School and Danebury School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for challenges in providing appropriate access to the site.



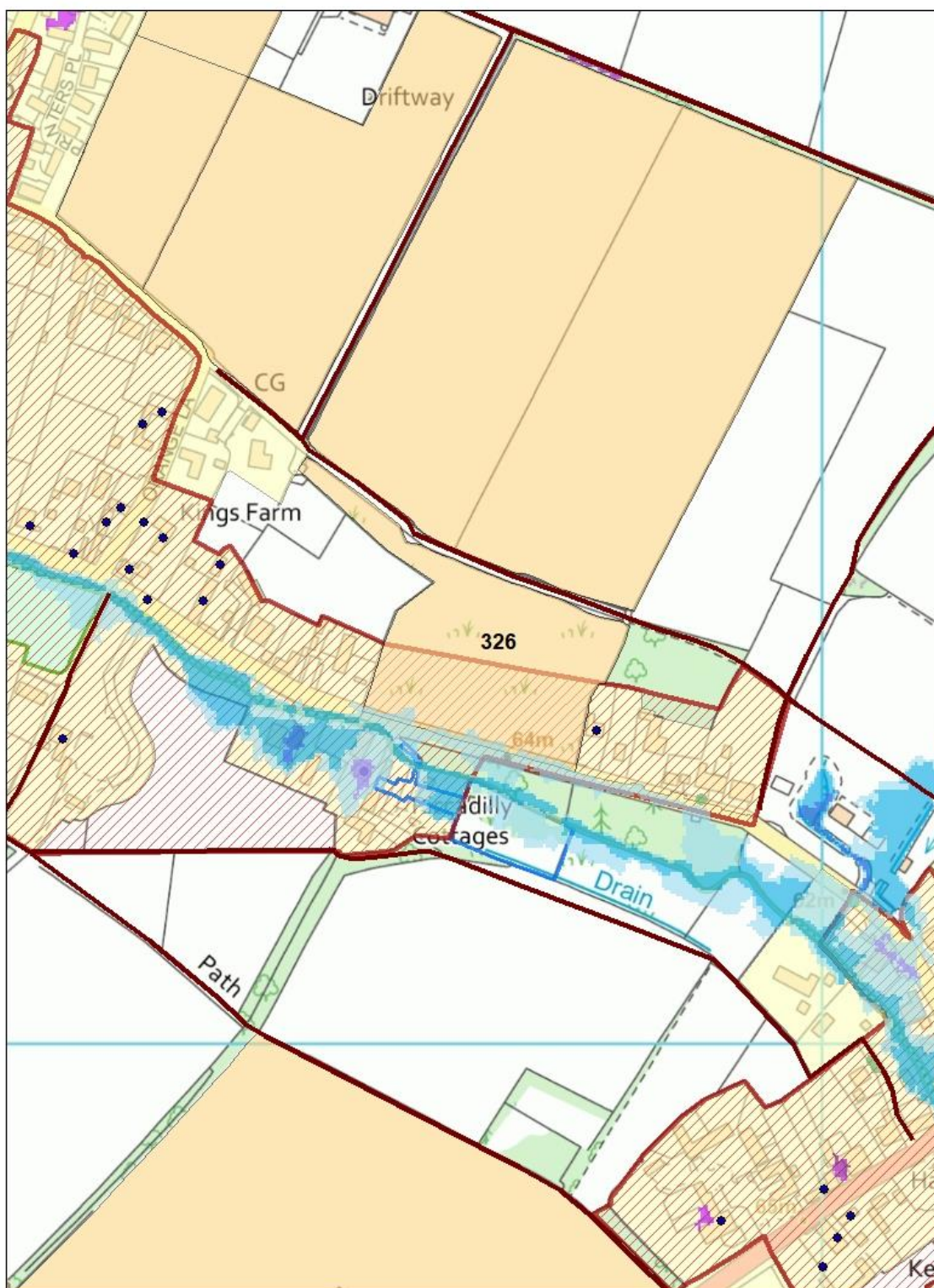
<b>Site Name</b>	Land north of Orange Lane, Over Wallop	<b>SHELAA Ref</b>	325
<b>Site Area</b>	4.74 ha	<b>Site Capacity</b>	135 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Orange Lane / Horshells Drove. There may be challenges with providing an appropriate access from this single track lane.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and is within 800 metres of a local food store. There is access to walking routes. There is a bus stop located on the A343 that has a limited service to Andover / Salisbury and a service to Peter Symonds College.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Part of the site to the south is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the west and south. The land to the east is agricultural. The site is adjacent to a designated local green space (located to the north west).
Historic environment	The site is adjacent to the Over Wallop conservation area to the south.
Biodiversity and habitats	There is a small area of BAP priority habitat within the site on the eastern edge. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Wallop Primary School and Danebury School (secondary).
Other on site considerations	There are public rights of way running along the boundaries of the site to the north, south and east.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for challenges in providing appropriate access to the site and the scale of the site.

<b>Site Name</b>	Land north of Station Road, Over Wallop	<b>SHELAA Ref</b>	326
<b>Site Area</b>	1.67 ha	<b>Site Capacity</b>	50 dwellings



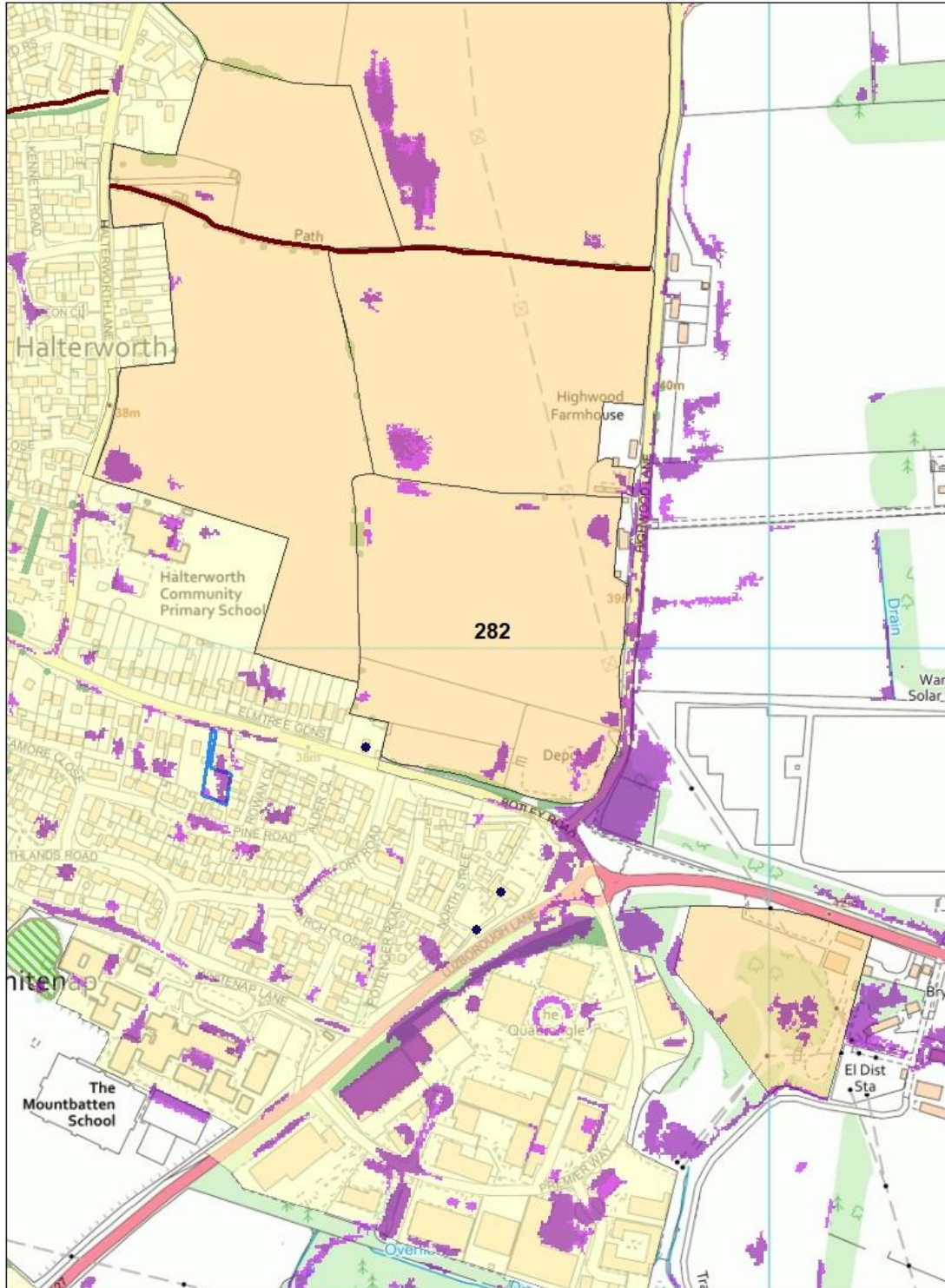
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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Station Road.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and is within 800 metres of a local food store. There is access to walking routes. There is a bus stop located on the A343 that has a limited service to Andover / Salisbury and a service to Peter Symonds College.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from rivers, this relates to a small area along the southern boundary identified within flood risk zone 2. Most of the site is indicated to potentially be susceptible to groundwater flooding at the surface, with the remainder potentially susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the east, west and south. Development in this location has the potential to affect the separation of Over Wallop and Middle Wallop.
Historic environment	The southern part of the site is within a conservation area. There is a listed building adjacent to the site to the east (grade II).
Biodiversity and habitats	There is BAP priority habitat adjacent to the site to the east and south (opposite side of the road). The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Wallop Primary School and Danebury School (secondary).
Other on site considerations	There is a public right of way to the north.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for reducing the separation between settlements and for the potential implications on heritage assets.



<b>Site Name</b>	Land at corner of Highwood Lane and Botley Road, Romsey	<b>SHELAA Ref</b>	282
<b>Site Area</b>	8.97 ha	<b>Site Capacity</b>	170 dwellings

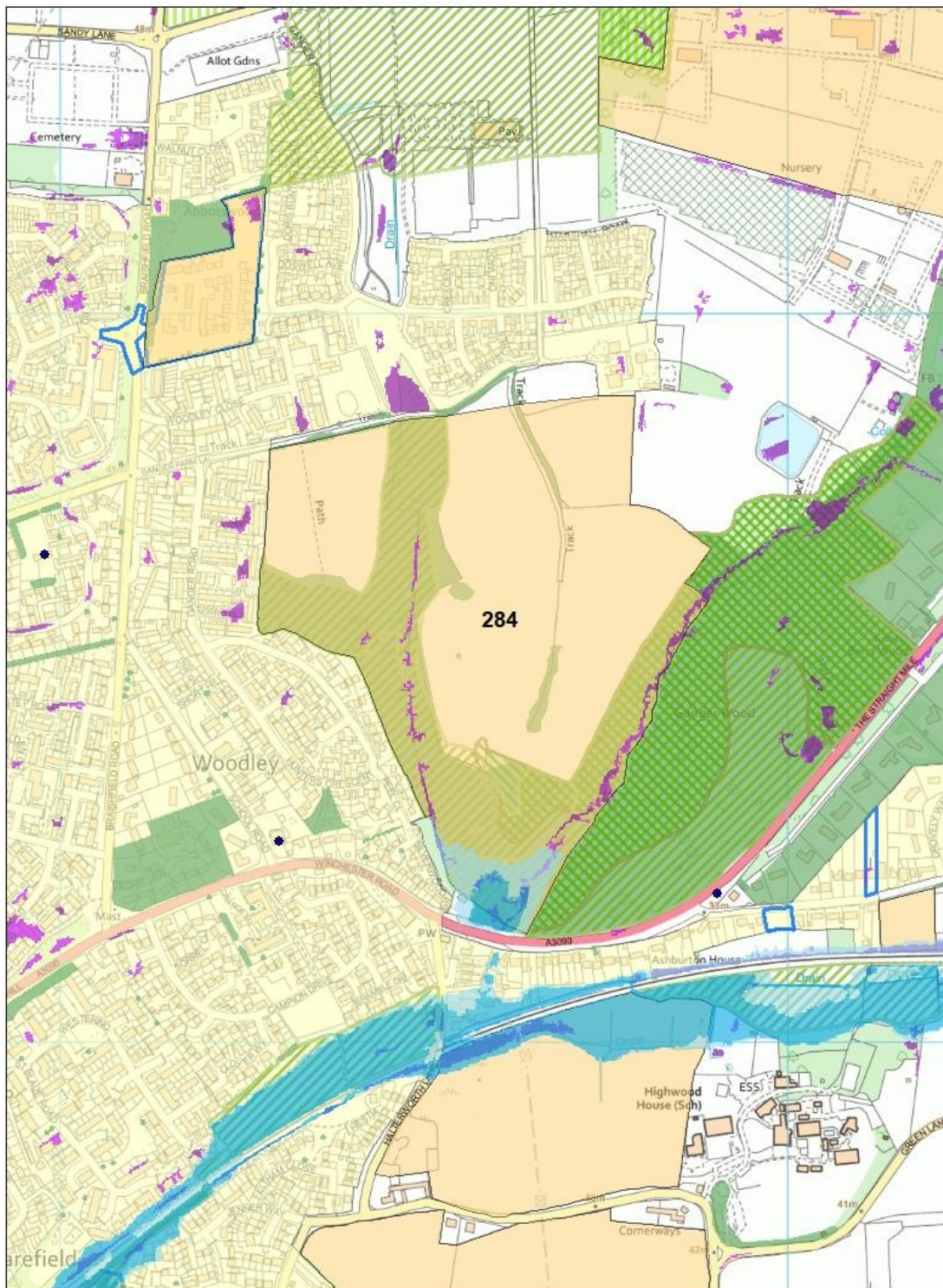


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Botley Road.
Accessibility	The site is within 800 metres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There is a bus stop located on Botley Road that has a regular service to Romsey and Southampton.
Environmental receptors	Based on the national dataset, indicated to be grade 2 land in the agricultural land classification. Published site specific information is available that indicates primarily grade 3a with a small area of grade 3b to the south and a small area of grade 2 to the north. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Parts of the site along the northern, southern, eastern and western boundaries are within an area at risk of flooding from surface water (high, medium and low probability). Part of the site to the northwest and southeast is indicated to potentially be susceptible to groundwater flooding at surface, with a small area to the southwest potentially susceptible to occur below surface.
Landscape and character	The site is adjacent to existing residential development to the west and south. The overall landscape sensitivity of the site was assessed to be moderate. There are TPOs along the northern, southern, western and eastern boundaries. Development of the site has the potential to reduce the physical separation between Romsey and North Baddesley.
Historic environment	There is a listed building adjacent to the site to the southwest.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients).
Education infrastructure	Within the catchment of Halterworth Primary School and The Mountbatten School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	Within a mineral consultation area. There are overhead pylons crossing the site
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>



<b>Site Name</b>	Land at Ganger Farm (South), Romsey	<b>SHELAA Ref</b>	284
<b>Site Area</b>	27.78 ha	<b>Site Capacity</b>	420 dwellings

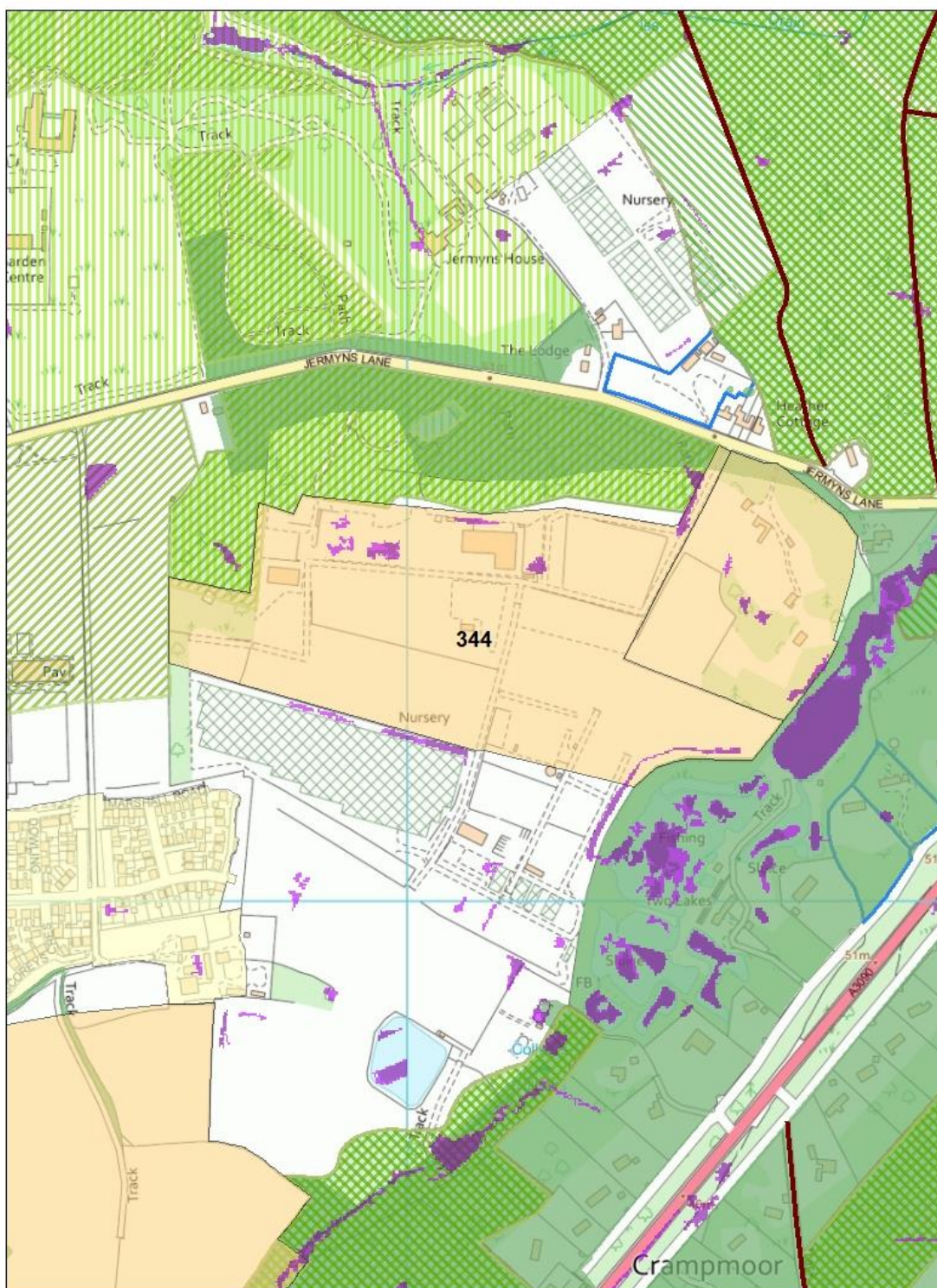


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from the Ganger Farm development to the north.
Accessibility	The site is between 800 metres and 1.6 kilometres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There is a bus stop located on Braishfield Road that has a regular service to Romsey and Winchester.
Environmental receptors	Based on the national dataset, indicated to be a combination of grade 3 and Non-Agricultural land in the agricultural land classification. Published site specific information is available that indicates primarily grade 3b with an area of grade 4 to the west. Part of the site to the south may be affected by road noise.
Flooding	Part of the site along the eastern and southern boundaries, and running up through the site is within an area at risk of flooding from surface water (high, medium and low probability). Part of the site to the south is within an area at risk of flooding from rivers (flood zones 2 and 3). Parts of the site are indicated to potentially be susceptible to groundwater flooding at the surface and below the surface.
Landscape and character	The site consists of two parcels separated by a belt of woodland. The site is adjacent to the A3090 to the south. The site is adjacent to existing residential development to the north and west. There are large areas covered by TPOs within the site. The site is enclosed by trees and by recent residential development to the north. The overall landscape sensitivity of the site was assessed to be Moderate-High.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a large area of SINC and BAP priority habitat within the site on the southern and eastern boundaries and a belt into the centre of the site. There is ancient woodland within the site to the east. There is ancient woodland, BAP priority habitat and SINC adjacent to the site to the east. The site is within the zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging).
Education infrastructure	Within the catchment of Cupernham School (primary) and The Romsey School (secondary).
Other on site considerations	Within a minerals consultation area.
Planning status	There is a resolution to grant outline planning permission for 309 dwellings on the eastern part of the site.
<b>Recommendation</b>	<b>Preferred</b>



<b>Site Name</b>	Brenty Nursery, Jermyns Lane, Romsey	<b>SHELAA Ref</b>	344
<b>Site Area</b>	13.13 ha	<b>Site Capacity</b>	250 dwellings

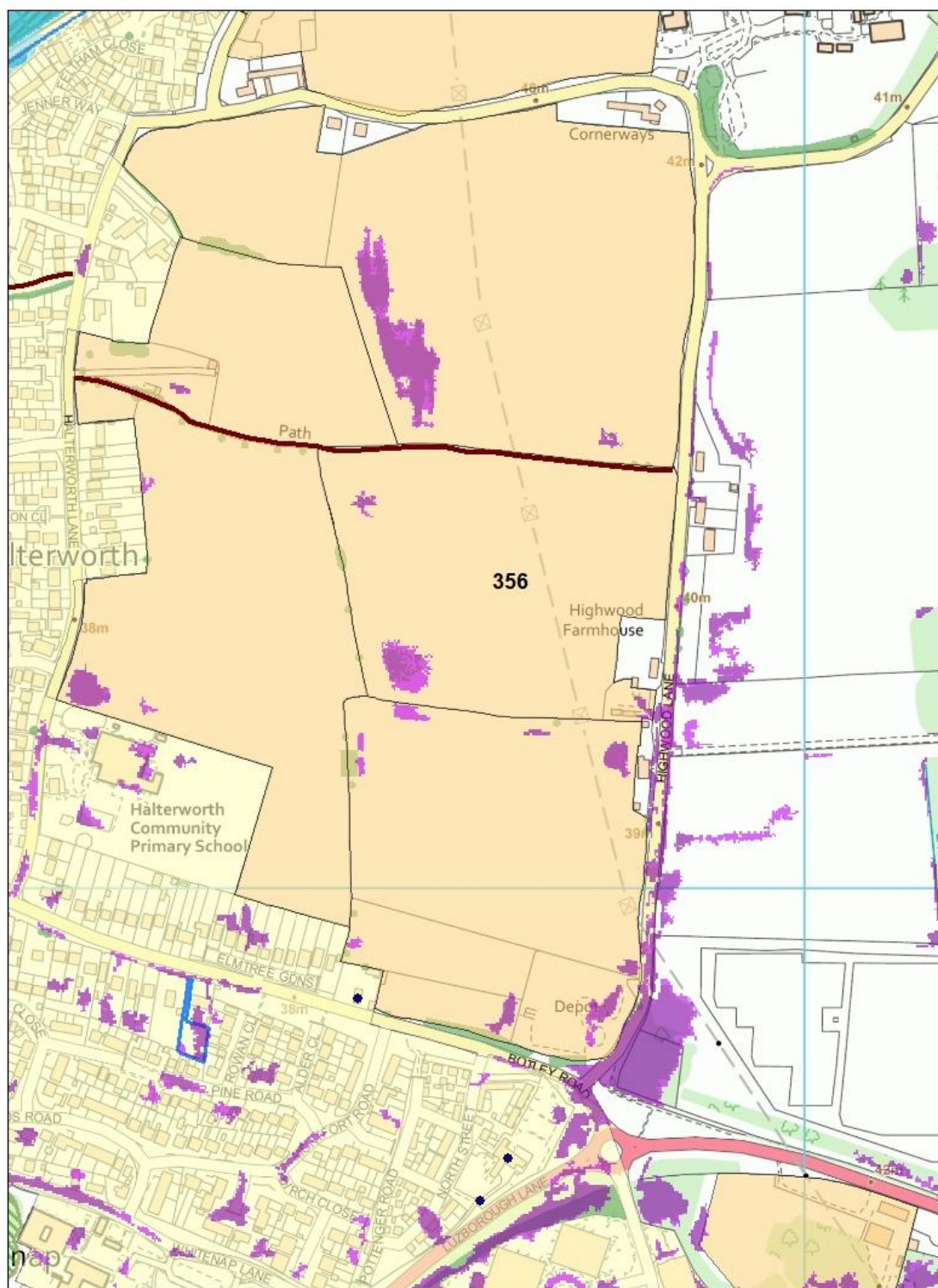


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is proposed to be from Jermyns Lane.
Accessibility	The site is between 1.6 and 5 kilometres of a primary school and between 1.6 and 5 kilometres of a local food store. There is no access to walking and cycling routes. There is a bus stop located on Braishfield Road that has a limited service to Romsey.
Environmental receptors	Based on the national dataset, indicated to be Non-Agricultural land in the agricultural land classification. The site is adjacent to a plant nursery operation.
Flooding	Parts of the site to the north and southeast are within an area at risk of flooding from surface water (high, medium and low probability).
Landscape and character	The site consists of horticultural hardstandings and plant nursery buildings within the Hilliers Nursery estate. The site is adjacent to existing residential development to the southwest. There is woodland to the north of the site that includes TPOs. The site is contained and the overall landscape sensitivity of the site was assessed to be low.
Historic environment	The site is adjacent to Sir Harold Hillier Gardens and Arboretum Historic Park and Garden.
Biodiversity and habitats	There is SINC adjacent to the site to the north and west. There is BAP priority habitat adjacent to the site to the east, and a small amount within the site to the southwest. The site is within the zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Mottisfont Bats SAC (foraging).
Education infrastructure	Within the catchment of Cupernham School (primary) and The Romsey School (secondary). It is understood that there may be a potential to contribute to primary school capacity constraints.
Other on site considerations	Within a mineral consultation area.
Planning status	There is a current full planning application pending determination, for 'redevelopment following demolition of existing buildings and structures to provide, head office, storage and distribution building, 244 dwellings, associated infrastructure works including, site access to and works within Jermyns Lane, pedestrian and cycle link west to Ganger Farm, parking provision, landscaping and public open space, site reprofiling and the incidental prior extraction of soft sands, sustainable drainage works and attenuation ponds, ancillary structures, works and operations' (24/02526/FULLS)
<b>Recommendation</b>	<b>Preferred</b>



<b>Site Name</b>	Land off Highwood Lane, Romsey	<b>SHELAA Ref</b>	356
<b>Site Area</b>	7.76 ha	<b>Site Capacity</b>	230 dwellings

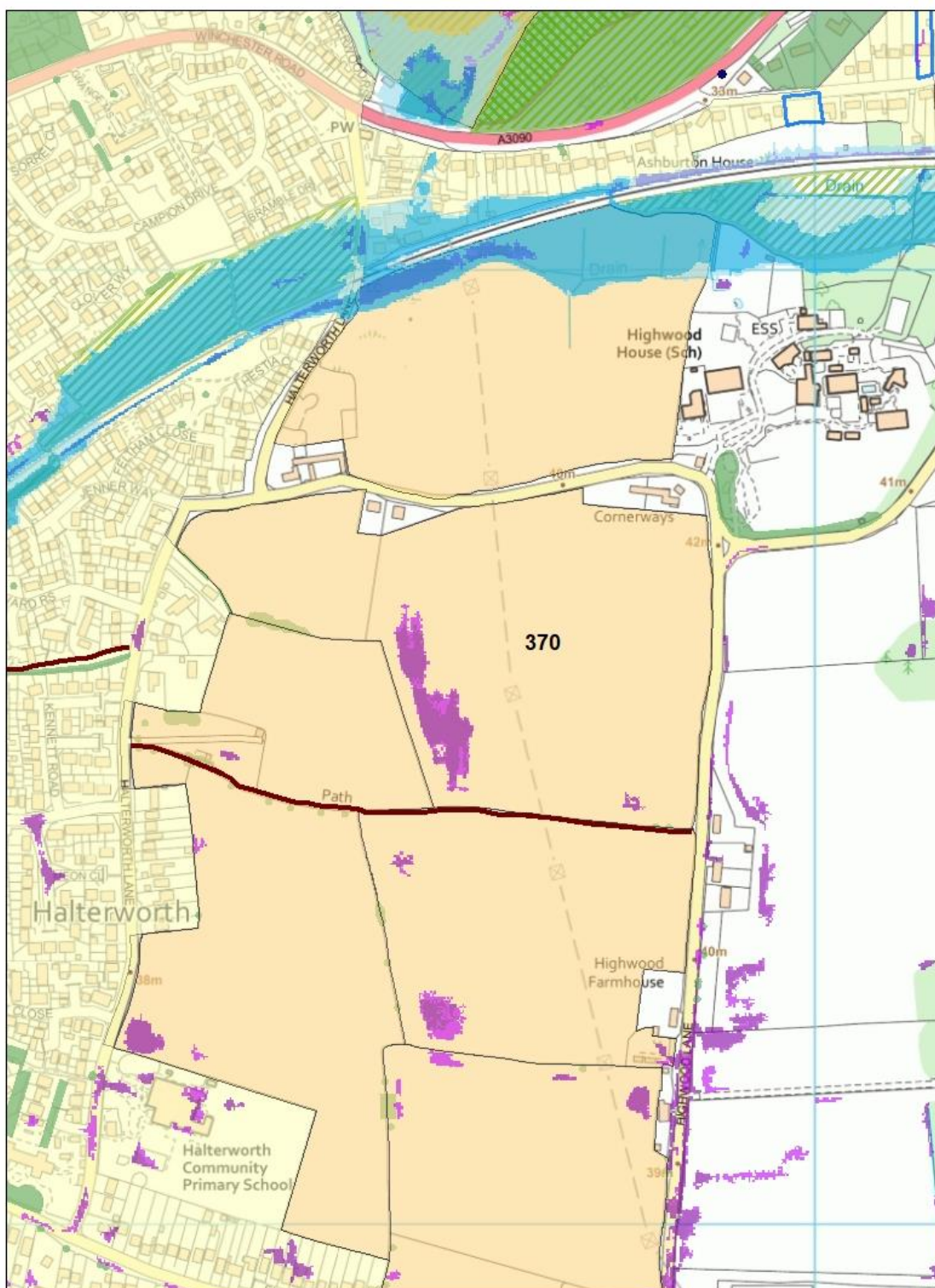


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Highwood Lane.
Accessibility	The site is between 800 metres and 1.6 kilometres of a primary school and between 800 metres and 1.6 kilometres of a local food store. There is access to walking and cycling routes. There is a bus stop located on Botley Road that has a regular service to Romsey and Southampton.
Environmental receptors	Based on the national dataset, indicated to be a combination of grade 2 and grade 3 land in the agricultural land classification. Published site specific information is available that indicates a combination of grade 2 and grade 3a land. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site in the southwest corner, and a small area in the northwest corner and in the southeast corner, are within an area at risk of flooding from surface water (high, medium and low probability). Part of the site on the western edge is indicated to potentially be susceptible to groundwater flooding at below surface. The southwest corner is indicated to potentially be susceptible to groundwater flooding at surface.
Landscape and character	The site comprises an open field, with trees along the boundaries. There are some TPOs along the northern, southern and western boundaries. There is some existing residential development to the east on the other side of Highwood Lane. The site has moderate landscape sensitivity. Development of the site has the potential to reduce the physical separation between Romsey and North Baddesley.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients).
Education infrastructure	Within the catchment of Halterworth Primary School and The Mountbatten School (secondary). It is understood that there may be a potential to contribute to cumulative school capacity constraints.
Other on site considerations	Within a mineral consultation area. There are overhead pylons crossing the site. There is a public right of way running along the northern boundary.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>



<b>Site Name</b>	Land south of Highwood Lane, Romsey	<b>SHELAA Ref</b>	370
<b>Site Area</b>	12.95 ha	<b>Site Capacity</b>	400 dwellings

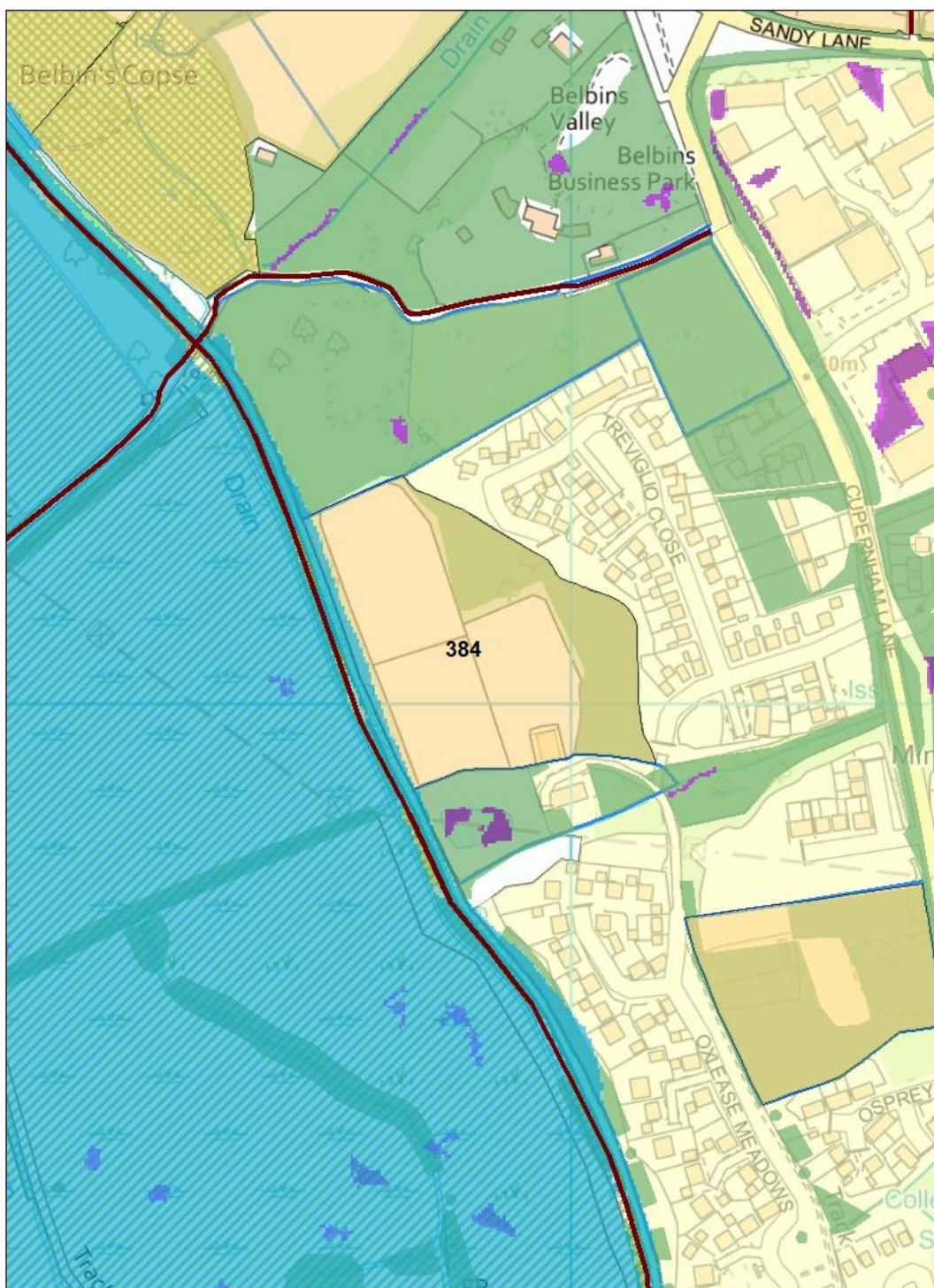


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Highwood Lane.
Accessibility	The site is within 800 metres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There is a bus stop located on Halterworth Lane that has a limited service to Romsey.
Environmental receptors	Based on the national dataset, indicated to be primarily grade 3 land in the agricultural land classification, with a an area of grade 2 on the southeastern corner. Published site specific information is available that indicates a combination of grade 3a and grade 3b. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site to the southwest and a small area in the southeast corner is within an area at risk of flooding from surface water (high probability). The central part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the west and north. The site has moderate landscape sensitivity. There are some TPOs along the western and southern boundaries. Development of the site has the potential to reduce the physical separation between Romsey and North Baddesley.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is BAP priority habitat adjacent to the site to the northeast. The site is within the zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients). The western edge of the site is within the zone of influence for Mottisfont Bats SAC (foraging).
Education infrastructure	Within the catchment of Halterworth Primary School and The Mountbatten School (secondary). It is understood that there may be a potential to contribute to cumulative school capacity constraints.
Other on site considerations	Within a mineral consultation area. There is a public right of way running along the southern boundary. There are overhead pylons crossing the site.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>



<b>Site Name</b>	Land North of Oxlease Meadows, Romsey	<b>SHELAA Ref</b>	384
<b>Site Area</b>	2.8ha	<b>Site Capacity</b>	45 dwellings

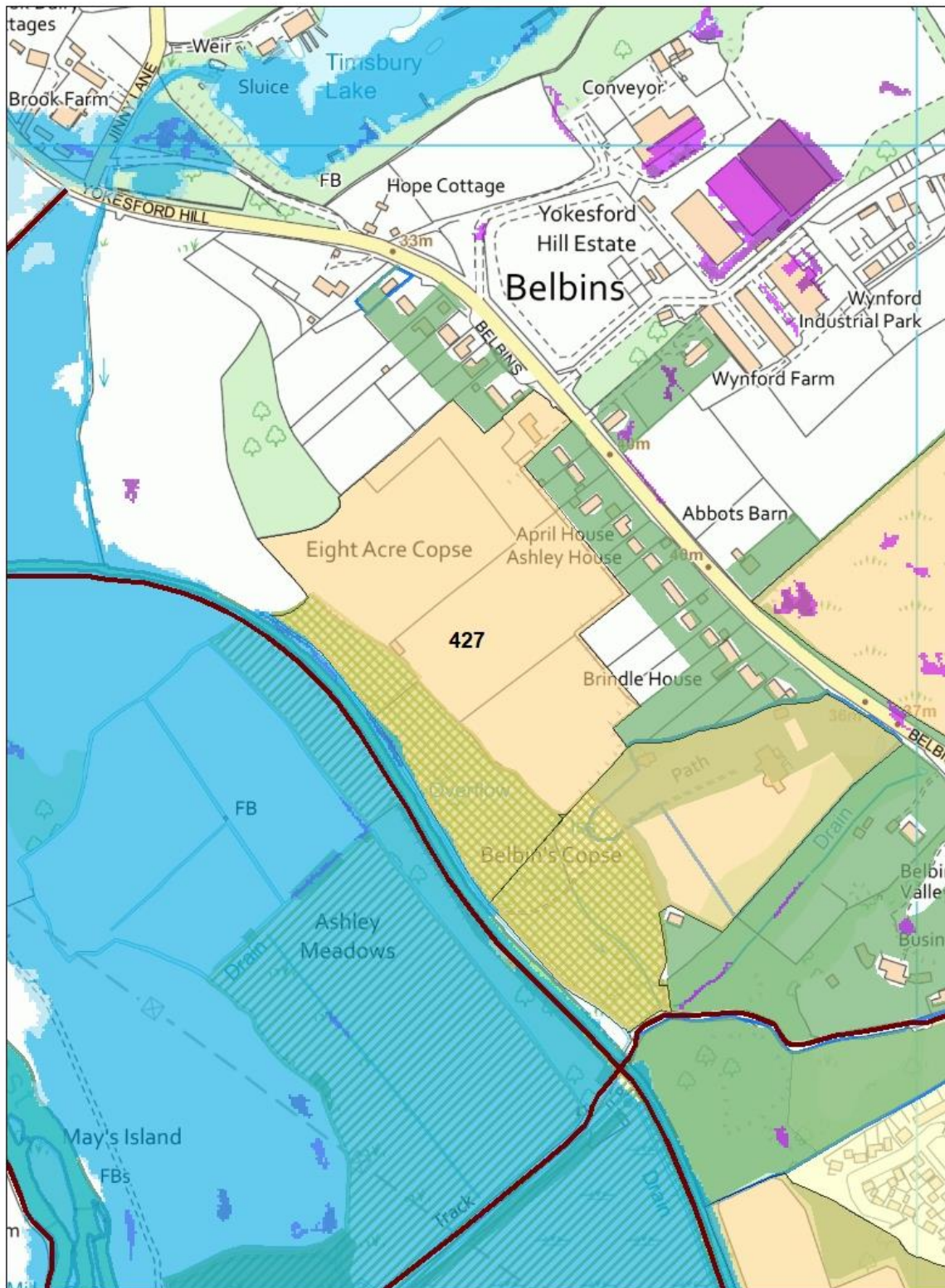


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Oxlease Meadows. There may be challenges with providing an appropriate access.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Chivers Road that has a regular service to Winchester. Romsey also has a railway station with regular services.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site along the western boundary is within an area at risk of flooding from rivers
Landscape and character	The site is adjacent to existing residential development to the east and south. The overall landscape sensitivity of the site was assessed to be Moderate-High sensitivity to change, due to the proximity to the meadows and canal. There are TPOs on the site boundaries to the north, south and east.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a SSSI (River Test), adjacent to the site to the west. There is BAP priority habitat within and adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), and Mottisfont Bats SAC (foraging habitat)
Education infrastructure	Within the catchment of Romsey Primary School and The Romsey Academy (secondary).
Other on site considerations	The site falls within a mineral consultation area.
Planning status	Pending outline application for development of 9 detached houses, parking, access, landscaping and woodland management (24/00737/OUTS)
<b>Recommendation</b>	<b>Not preferred</b> When accounting for cumulative impacts including ecology and trees.



<b>Site Name</b>	Dolgoch, Romsey	<b>SHELAA Ref</b>	427
<b>Site Area</b>	6.8ha	<b>Site Capacity</b>	Not provided

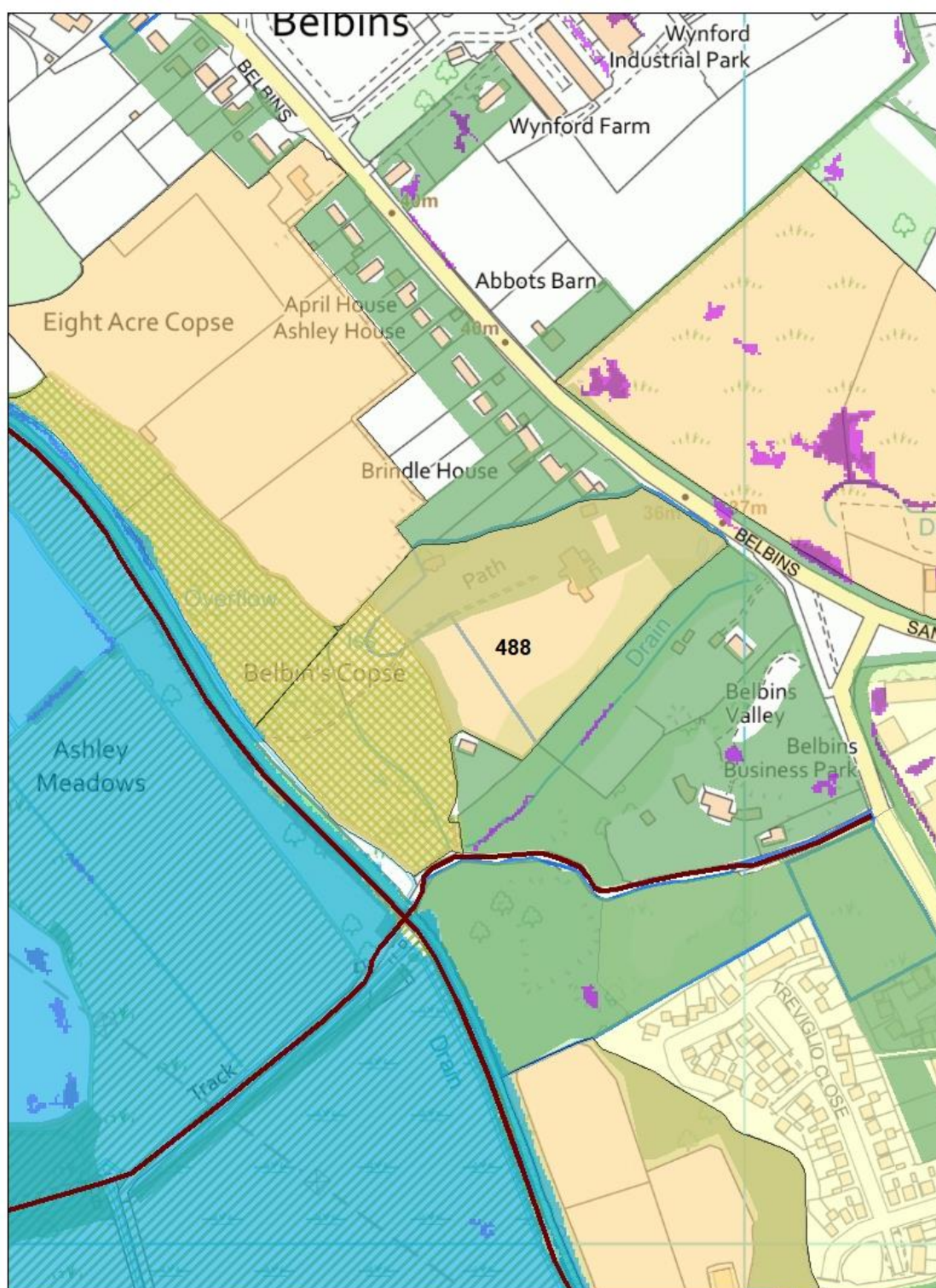


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Belbins via an unmade track.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Chivers Road that has a regular service to Winchester/Romsey. Romsey also has a railway station with regular services.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. The site is in a waste consultation area.
Flooding	Part of the site, to the south, is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the north east at Belbins. There are TPOs on the site boundaries to the north, east and south east.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is BAP priority habitat / SINC / ancient woodland (Belbin's Copse) within the site in a belt adjoining the south western boundary. The site is adjacent to a SSSI and watercourse at Fishlake Meadows to the south west. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), and Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Romsey Primary School and The Romsey Academy (secondary).
Other on site considerations	The site falls within a mineral consultation area. There is a public footpath adjoining the south western boundary.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the potential implications on ecological assets



<b>Site Name</b>	Golden Hill, Belbins, Romsey	<b>SHELAA Ref</b>	488
<b>Site Area</b>	4.35 ha	<b>Site Capacity</b>	35-40 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Belbins.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Chivers Road that has a regular service to Winchester/Romsey. Romsey also has a railway station with regular services.
Environmental receptors	Based on the national dataset, indicated to be grade 3 and 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage
Flooding	Part of the site is within an area at risk of flooding from surface water, this relates to a number of small areas of low risk, including towards the eastern boundary and associated with the waterbodies within the site. A small part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the east and west. There are group TPOs within and adjacent to the site, covering part of the north west and a part of the south east of the site. There is TPO woodland adjacent to the site (to the south east, north and west).
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	Part of the River Test SSSI is close to the south west boundary of the site, with approximately the southern third of the site identified as part of a SINC (Belbin's Copse), which is also classed as ancient woodland and BAP priority habitat. An additional area to the east of the site is also identified as BAP priority habitat, with further extents adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), and Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Romsey Primary School and The Romsey Academy (secondary).
Other on site considerations	Part of the site falls within a mineral consultation area. There is a public right of way running along part of the south east boundary of the site.
Planning status	Permitted planning application for the conversion of the existing building into ten flats. Also pending planning application for the conversion of the existing house into eight flats and erection of two houses.
Recommendation	<b>Not preferred</b> When accounting for the potential implications on ecological assets

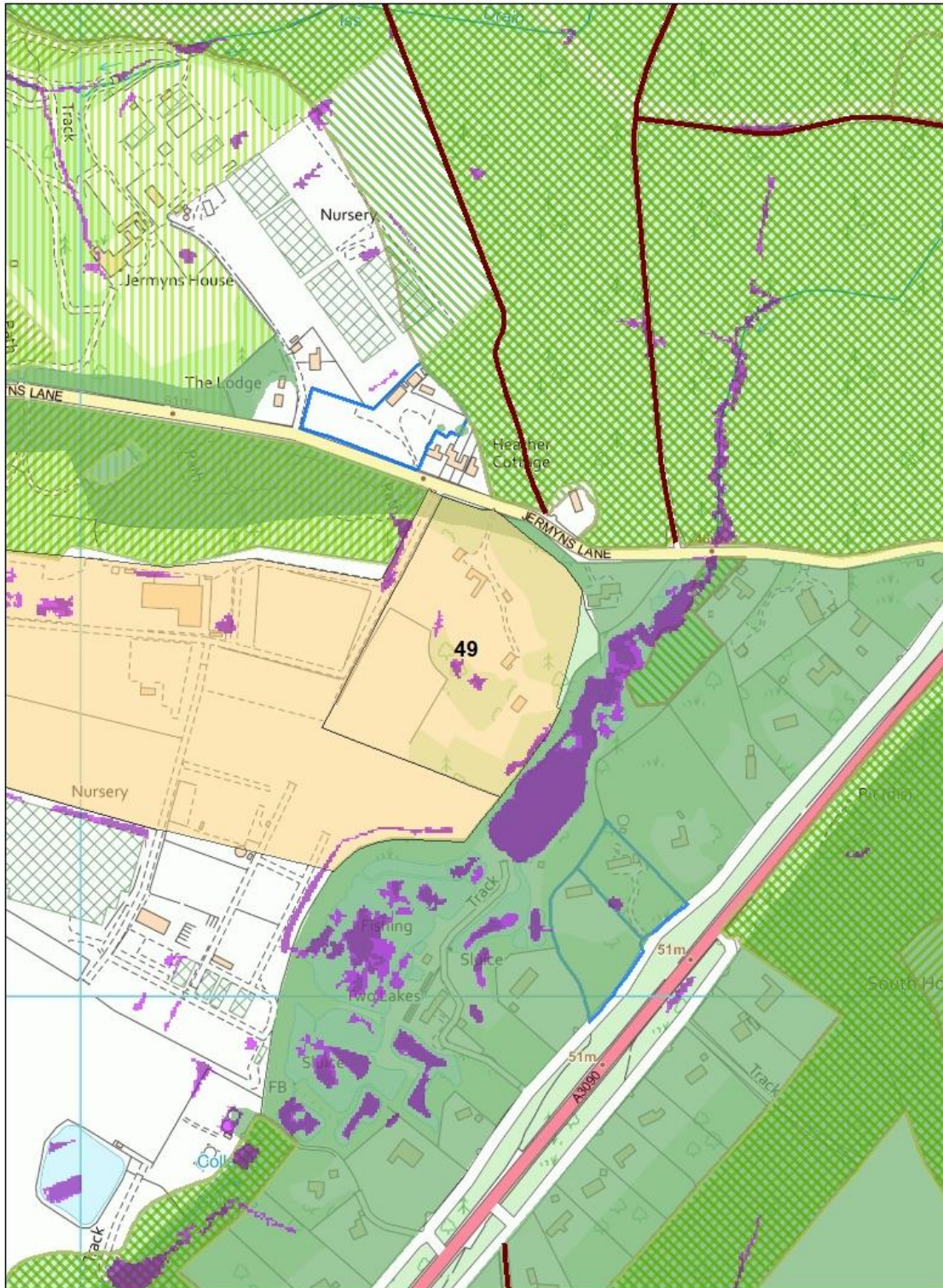




Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Highwood Lane.
Accessibility	The site is within 800 metres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There is a bus stop located on Halterworth Lane that has a limited service to Romsey.
Environmental receptors	Based on the national dataset, indicated to be a combination of Non-Agricultural, grade 3 and grade 4 land in the agricultural land classification. Published site specific information is available that indicates grade 3b with an area of grade 4 to the north. Part of the site may be affected by rail noise.
Flooding	Part of the site to the north is within an area at risk of flooding from rivers (flood zone 3) and from surface water (high, medium and low probability). Part of the site to the north is indicated to potentially be susceptible to groundwater flooding at the surface and below the surface.
Landscape and character	The site is adjacent to the railway line to the north. The site is adjacent to existing residential development to the west. The overall landscape sensitivity of the site was assessed to be moderate to high.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is BAP priority habitat within the site to the north. There is a SINC adjacent to the site to the north. The site is within the zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients). The western edge of the site is within the zone of influence for Mottisfont Bats SAC (foraging).
Education infrastructure	Within the catchment of Halterworth Primary School and The Mountbatten School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	There are overhead pylons crossing the site through the centre. Within a minerals consultation area.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (not full extent)</b> The northern part of the site is not preferred when accounting for the risk to flooding from rivers.



<b>Site Name</b>	Bracken Wood, Romsey	<b>SHELAA Ref</b>	49
<b>Site Area</b>	10.7ha	<b>Site Capacity</b>	40 dwellings

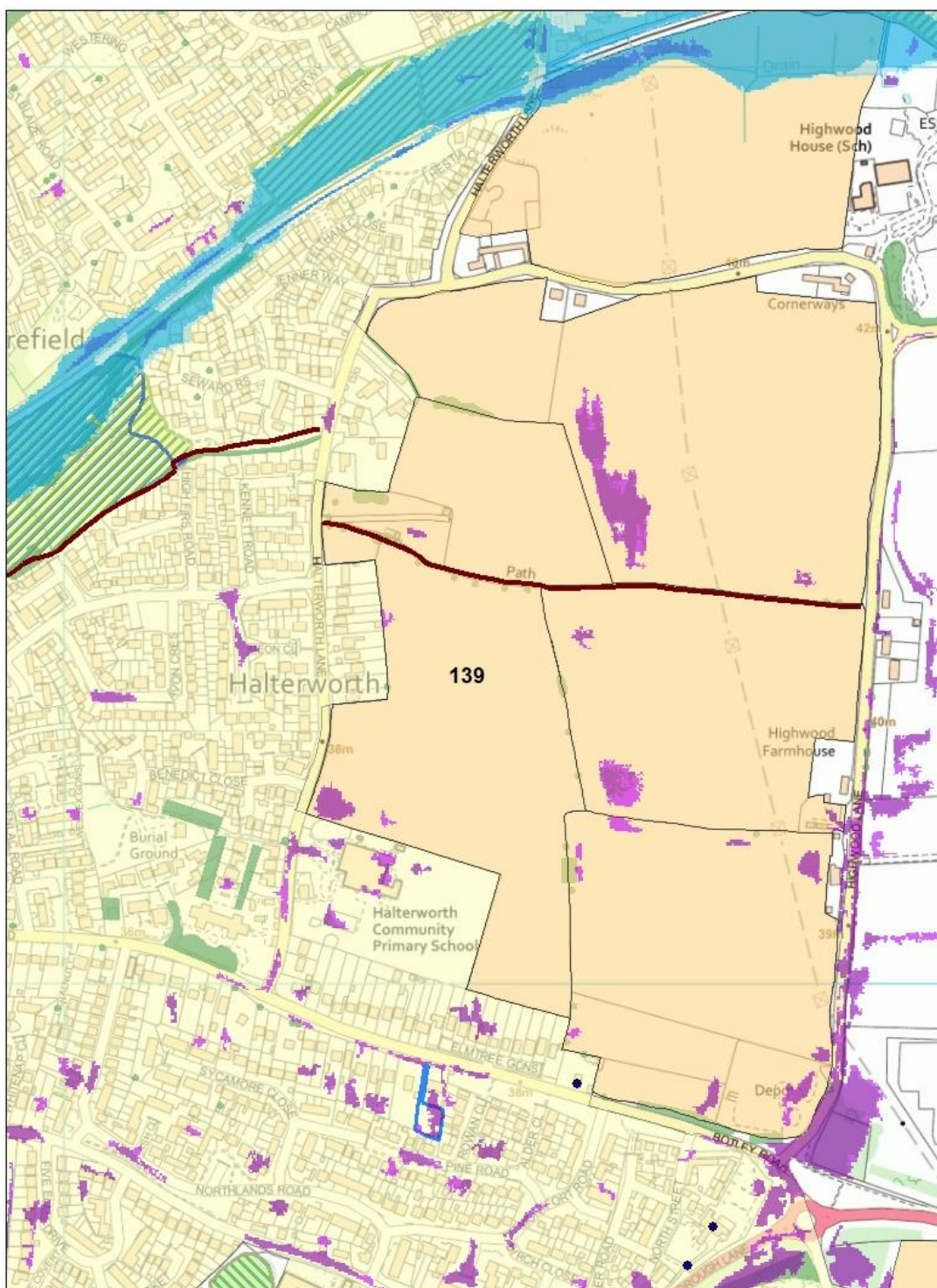


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Jermyns Lane
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is not access to walking and cycling routes.</p> <p>There is a bus stop located on Jermyns Lane that has a regular service to Winchester. Romsey also has a railway station with regular services.</p>
Environmental receptors	<p>Based on the national dataset, indicated to be non-agricultural land in the agricultural land classification.</p> <p>There are no specific environmental receptors present on this site that have been identified at this stage.</p>
Flooding	A small part of the site in the centre of the site is within an area at high, medium and low risk of flooding from surface water
Landscape and character	<p>The site is not adjacent to existing residential development. The site adjoins a plant nursery to the south and west.</p> <p>There are TPOs within the north of the site and on the eastern site boundary.</p>
Historic environment	The site is adjacent to Sir Harold Hilliers registered park and garden to the north west
Biodiversity and habitats	<p>There are SINC adjacent to the site to the north (also Sheephouse Row Ancient Woodland) and west. There is BAP priority habitat within the site.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients) and Mottisfont Bats SAC (foraging habitat)</p>
Education infrastructure	Within the catchment of Cupernham Infants and Junior School and The Romsey Academy (secondary).
Other on site considerations	The site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for the potential implications on ecological assets</p>



<b>Site Name</b>	Land at Lodge Farm, Romsey	<b>SHELAA Ref</b>	139
<b>Site Area</b>	12.79 ha	<b>Site Capacity</b>	355 dwellings

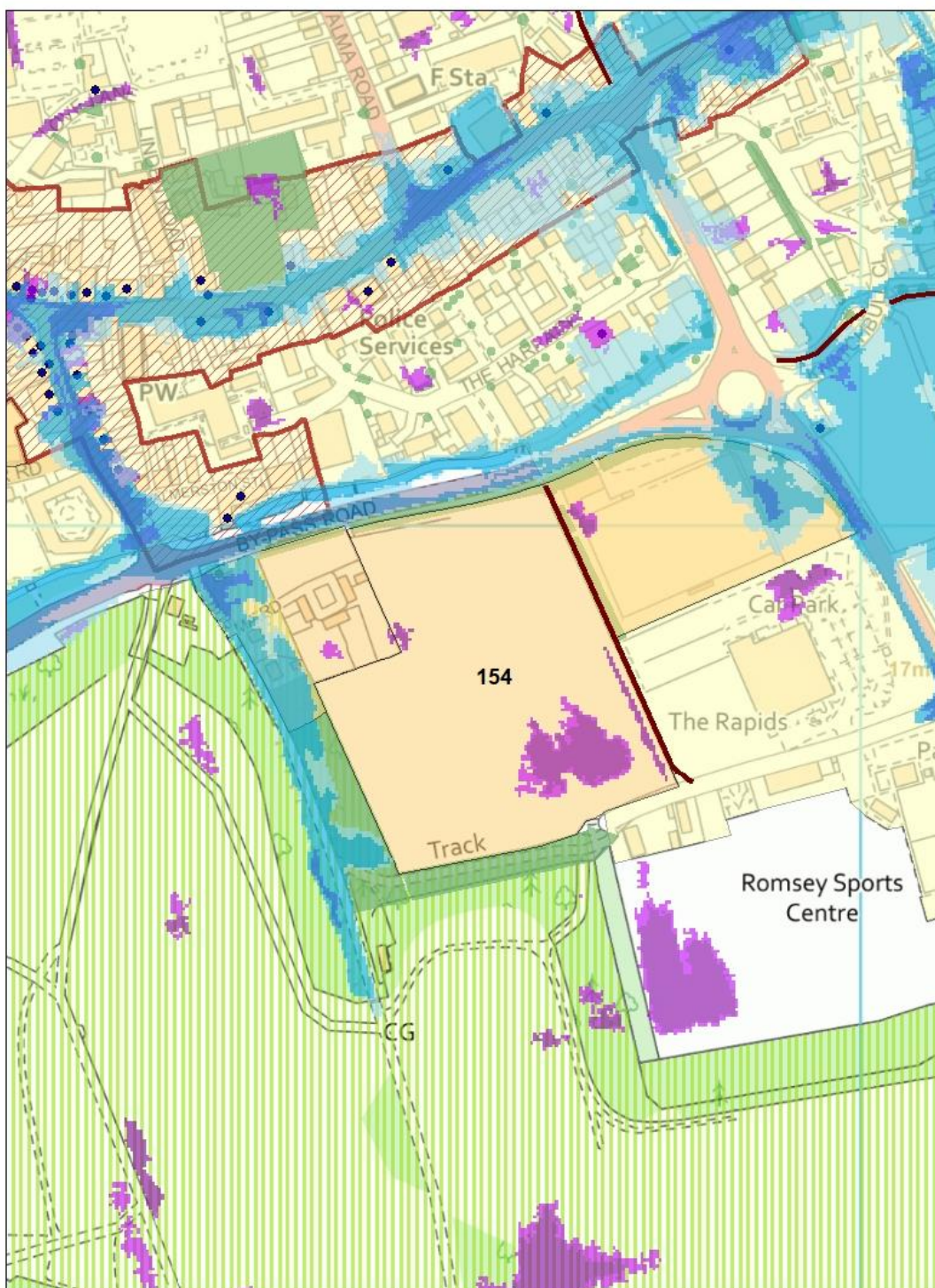


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Halterworth Lane.
Accessibility	The site is within 800 metres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There is a bus stop located on Halterworth Lane that has a limited service to Romsey.
Environmental receptors	Based on the national dataset, indicated to be primarily grade 3 land in the agricultural land classification, with a small area of grade 2 on the southeastern corner and some urban land to the south. Published site specific information is available that indicates grade 3a with an area of grade 3b to the north. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Small parts of the site to the south west are within an area at risk of flooding from surface water (high, medium and low probability). Most of the site is indicated to potentially be susceptible to groundwater flooding below the surface, with a small area to the southeast potentially susceptible to occur at surface.
Landscape and character	The site is adjacent to existing residential development and a primary school to the west and south. The overall landscape sensitivity of the site was assessed to be moderate. There are TPOs along the northern and eastern boundaries and within the site along the route of the public right of way. Development of the site has the potential to reduce the physical separation between Romsey and North Baddesley.
Historic environment	There is a listed building adjacent to the site to the south.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zones of influence for New Forest SAC, SPA and Ramsar site (recreation), and Solent SACs (nutrients).
Education infrastructure	Within the catchment of Halterworth Primary School and The Mountbatten School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	Within a mineral consultation area. There is a public right of way crossing the site.
Planning status	Outline planning permission has been granted for demolition of existing buildings and erection of up to 270 dwellings, including affordable housing, with land for the potential future expansion of Halterworth Primary School, public open space, structural planting and landscaping, sustainable drainage system (SuDS) and vehicular access points (24/00174/OUTS) on 10.04.2025
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>



<b>Site Name</b>	Land south of bypass, Romsey	<b>SHELAA Ref</b>	154
<b>Site Area</b>	3.8ha	<b>Site Capacity</b>	110 dwellings

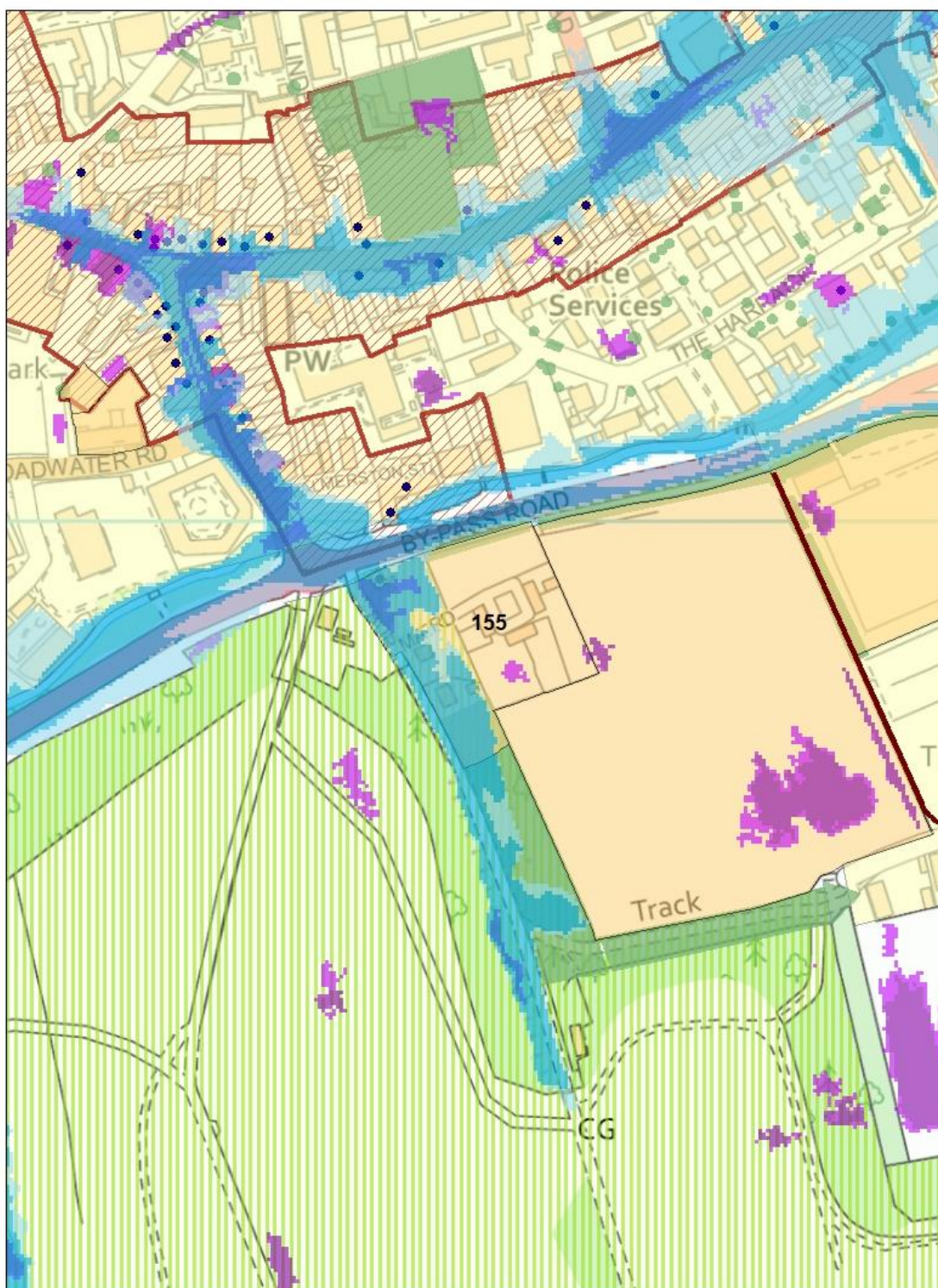


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is proposed to be from Romsey Bypass
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There is a bus stop located on Broadwater Road that has a regular service to Eastleigh, Southampton and Winchester. Romsey also has a railway station with regular services.
Environmental receptors	Based on the national dataset, indicated to be grade 2 land in the agricultural land classification. Part of the site may be affected by road noise.
Flooding	Part of the site to the south is within an area at high, medium and low risk of flooding from surface water. There is an area at risk of flooding from rivers to the north of the site, along Bypass Road, this does not extend into the site but may affect access. Part of the site is indicated to potentially be susceptible to groundwater flooding at the surface
Landscape and character	The site is adjacent to existing residential development to the north and west. The overall landscape sensitivity of the site was assessed to be Moderate-High by virtue of the urbanising factors balanced with the heritage considerations. There are TPOs on all of the site boundaries
Historic environment	The site is adjacent to Broadlands registered park and garden and Romsey Conservation Area.
Biodiversity and habitats	There is BAP priority habitat adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation) and Mottisfont Bats SAC (foraging habitat)
Education infrastructure	Within the catchment of Romsey Primary School and The Romsey Academy (secondary).
Other on site considerations	The site falls within a mineral consultation area. There is a public right of way running along the eastern boundary of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred</b>



<b>Site Name</b>	Land at Burma Road, Romsey	<b>SHELAA Ref</b>	155
<b>Site Area</b>	0.9ha	<b>Site Capacity</b>	30 dwellings

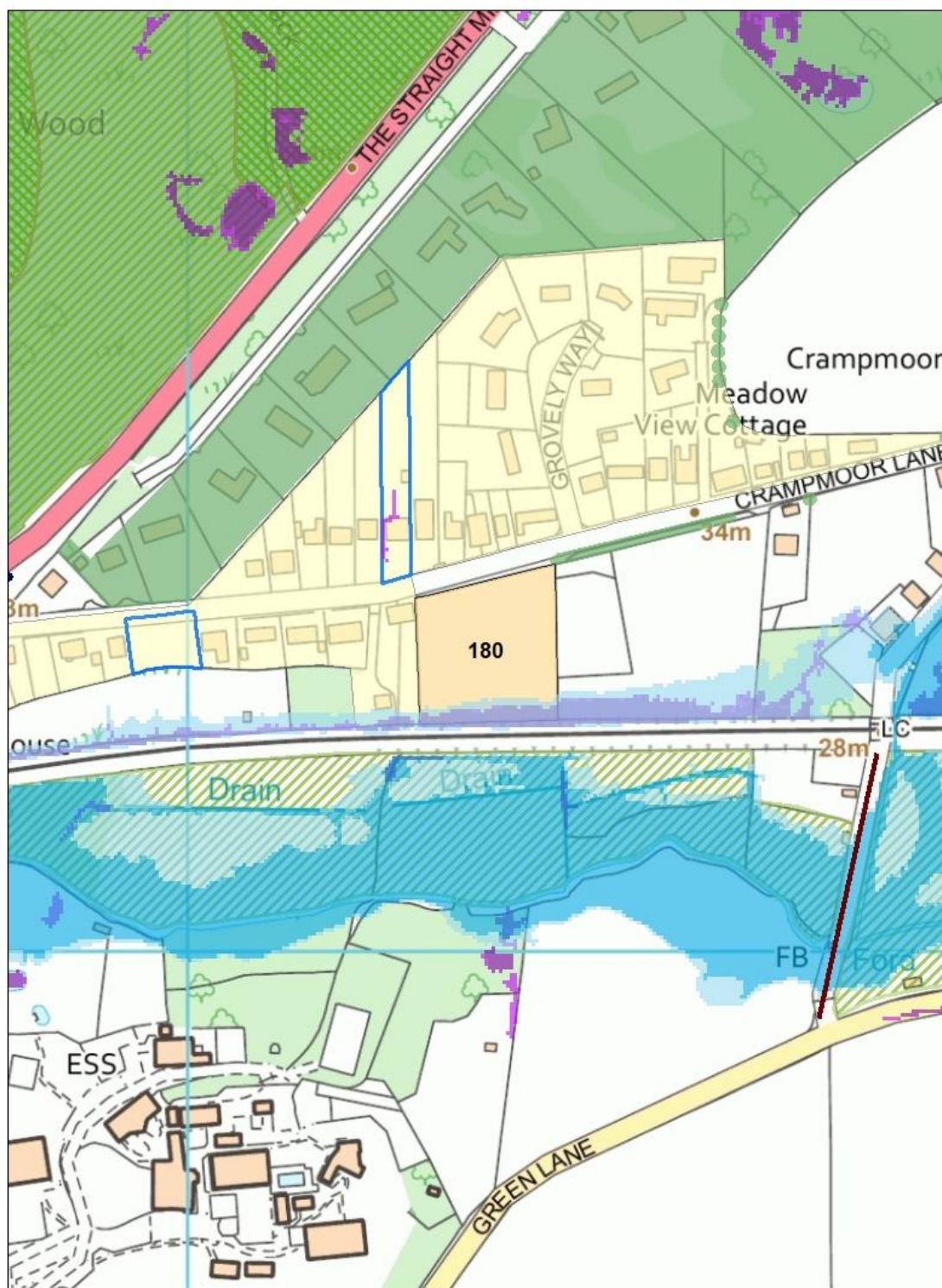


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Burma Road
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There is a bus stop located on Broadwater Road that has a regular service to Eastleigh, Southampton and Winchester. Romsey also has a railway station with regular services.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. Part of the site may be affected by road noise.
Flooding	A small part of the site in the north and west of the site is within an area at high, medium and low risk of flooding from surface water. Part of the site along the western boundary is within an area at risk of flooding from rivers. The site is indicated to potentially be susceptible to groundwater flooding at the surface
Landscape and character	The site contains and is adjacent to existing residential development, to the north. The overall landscape sensitivity of the site was assessed to be Moderate-High by virtue of the urbanising factors balanced with the heritage considerations. There are TPOs within the south of the site and on the northern site boundary
Historic environment	The site is partially within Broadlands registered park and garden. The site is adjacent to a conservation area. There is a listed building (Grade II) within the site to the north west and there are listed buildings on the opposite side of the road to the north and at Broadlands to the west.
Biodiversity and habitats	There is BAP priority habitat adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation) and Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Romsey Primary School and The Romsey Academy (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the potential implications on heritage assets and impact on (protected) trees.



<b>Site Name</b>	Land south of Crampmoor Lane, Romsey	<b>SHELAA Ref</b>	180
<b>Site Area</b>	0.6ha	<b>Site Capacity</b>	10 dwellings

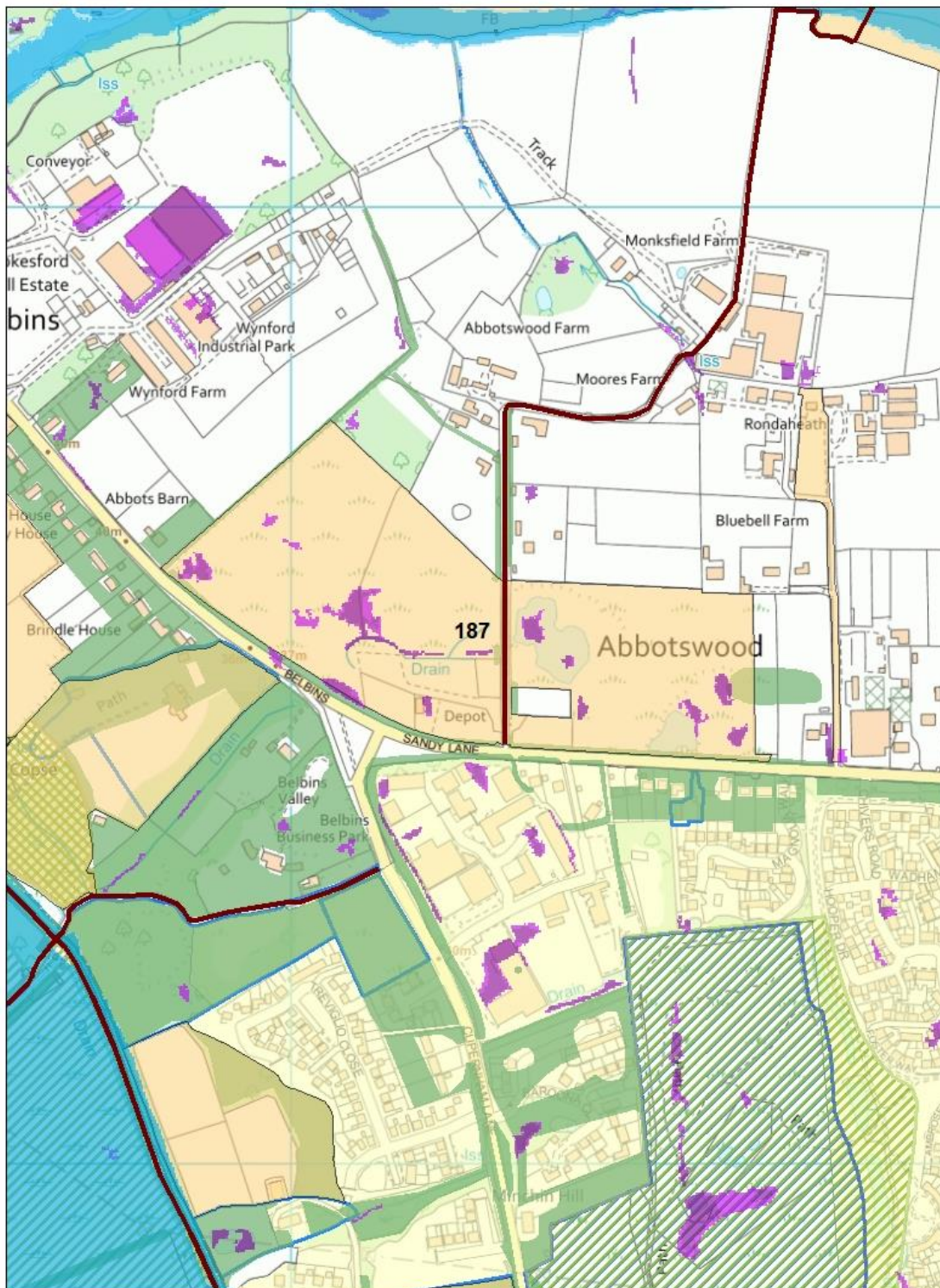


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Crampmoor Lane
Accessibility	<p>The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is not access to walking and cycling routes.</p> <p>There is a bus stop located on Braishfield Road that has a regular service to Winchester. Romsey also has a railway station with regular services.</p>
Environmental receptors	<p>Based on the national dataset, indicated to be grade 4 land in the agricultural land classification.</p> <p>The site may be affected by rail noise.</p>
Flooding	<p>Part of the site along the southern boundary is within an area at risk of flooding from surface water and rivers</p> <p>The site is indicated to potentially be susceptible to groundwater flooding at the surface</p>
Landscape and character	<p>The site is adjacent to existing residential development to the north and west. A railway line adjoins the southern site boundary</p> <p>The overall landscape sensitivity of the site was assessed to be Moderate-Low due to the relationship with the existing settlement edge.</p>
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation) and Solent SACs (nutrients)</p>
Education infrastructure	Within the catchment of Cupernham Infants and Junior School and The Romsey Academy (secondary).
Other on site considerations	The site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for constraints, the capacity is anticipated to fall below 10 dwellings.</p>



<b>Site Name</b>	Land north of Sandy Lane, Romsey	<b>SHELAA Ref</b>	187
<b>Site Area</b>	11.4ha	<b>Site Capacity</b>	300+ dwellings

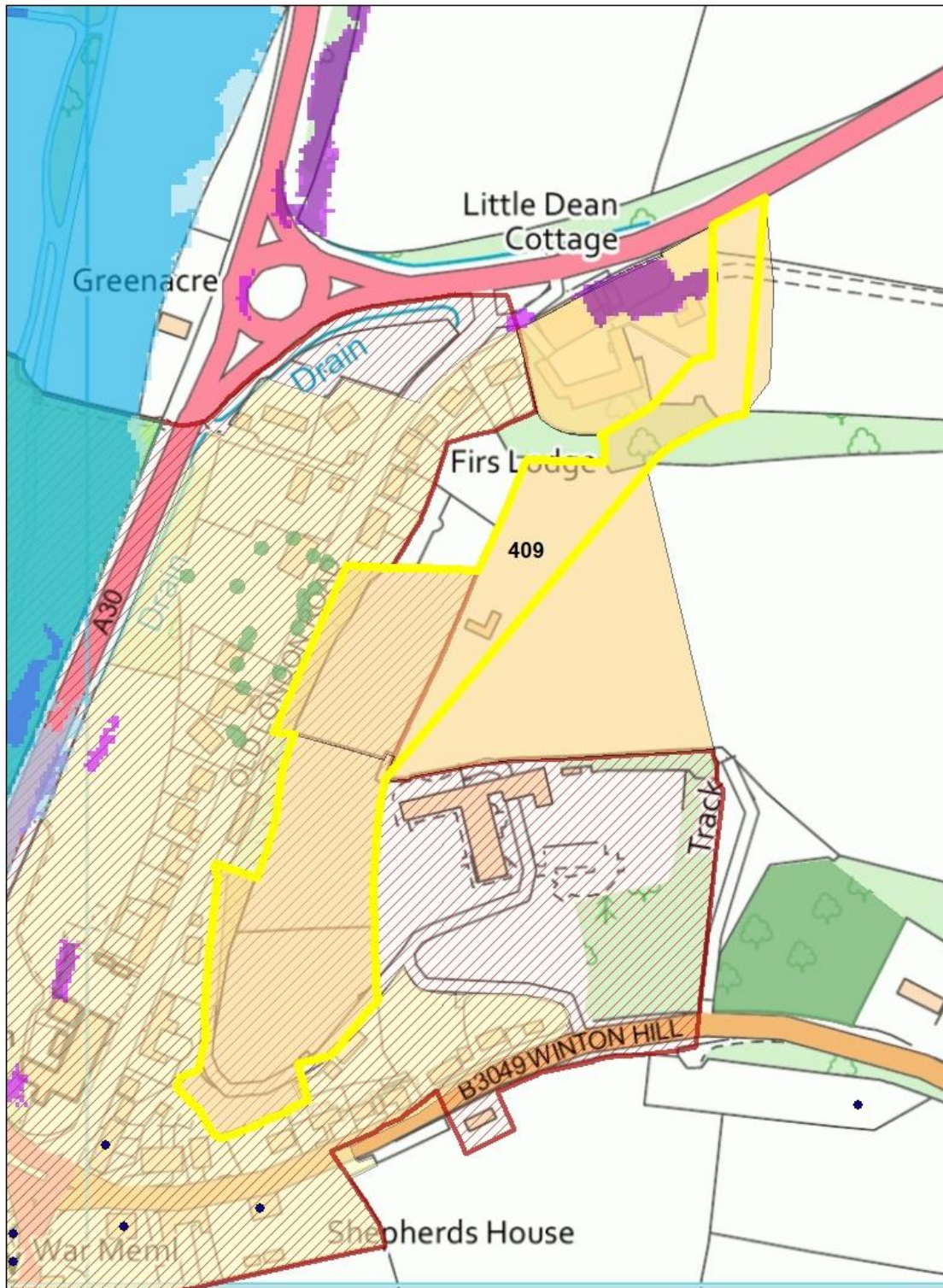


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Sandy Lane
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Chivers Road that has a regular service to Winchester. Romsey also has a railway station with regular services.</p>
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site is partially in a safeguarded area surrounding a waste site.
Flooding	Small parts of the site are within an area at risk of flooding from surface water.
Landscape and character	<p>The site is adjacent to existing residential development to the south. A proportion of the site, to the south, is an open storage compound/depot. The overall landscape sensitivity of the site was assessed to be moderate by virtue of the presence of urbanising elements and the fact that the existing vegetation and landform create and maintain a strong sense of settlement edge.</p> <p>Development in this location has the potential to affect the separation of Romsey and Braishfield. There are TPOs within the site and on the site boundaries to the south and west.</p>
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), and Mottisfont Bats SAC (foraging habitat)</p>
Education infrastructure	Within the catchment of Braishfield Primary School and The Romsey Academy (secondary).
Other on site considerations	<p>Part of the site falls within a mineral consultation area.</p> <p>There is a public right of way crossing the site running north to south.</p>
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for the relationship with the settlement, extending beyond the strong settlement edge (sprawl) and reducing the separation between settlements.</p>



<b>Site Name</b>	Land between London Road and Winton Hill, Stockbridge	<b>SHELAA Ref</b>	409
<b>Site Area</b>	2.72 ha	<b>Site Capacity</b>	35 dwellings

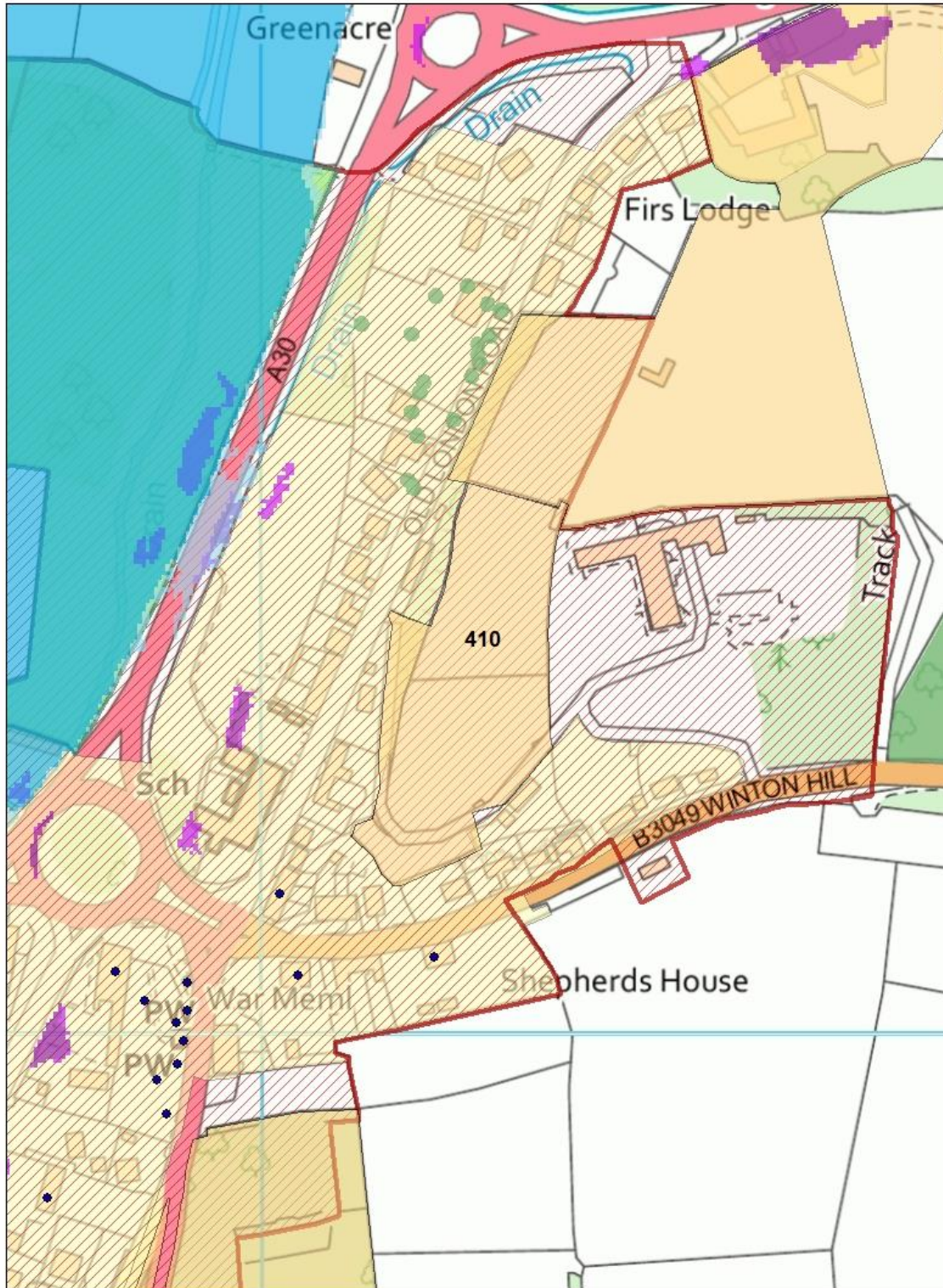


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from the A30. There may be challenges with providing an appropriate access on to a trunk road, in close proximity to a roundabout.
Accessibility	<p>The site is within 800 metres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes.</p> <p>There are bus stops located on the High Street providing limited services to Winchester and morning and evening services to Salisbury, Andover and villages in the area, and a service to Peter Symonds College.</p>
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water, this is a small area to the north of the site of high, medium and low risk. Part of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface, towards the north and south west.
Landscape and character	The site is adjacent to existing residential development to the west and south. The site lies on steeply rising land on the east side of town and valley. The overall landscape sensitivity of the site (including a slightly larger area) was assessed to be high.
Historic environment	The site is partially within the Stockbridge conservation area, towards the south and west. To the south west edge there is a hollow way.
Biodiversity and habitats	<p>There is BAP priority habitat within the site towards the south east and north of the site, with such priority habitats also adjacent to the site to the north east.</p> <p>The site is within the zones of influence for Mottisfont Bats SAC (foraging habitat), Solent SAC (nutrients).</p>
Education infrastructure	Within the catchment of Stockbridge Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	Part of the site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not Preferred</b></p> <p>When accounting for the potential implications on heritage assets and ecological assets, the landscape sensitivity of the site, topography and impact on trees.</p>



<b>Site Name</b>	Land west of Little Dean House, Winton Hill, Stockbridge	<b>SHELAA Ref</b>	410
<b>Site Area</b>	1.26 ha	<b>Site Capacity</b>	15 dwellings

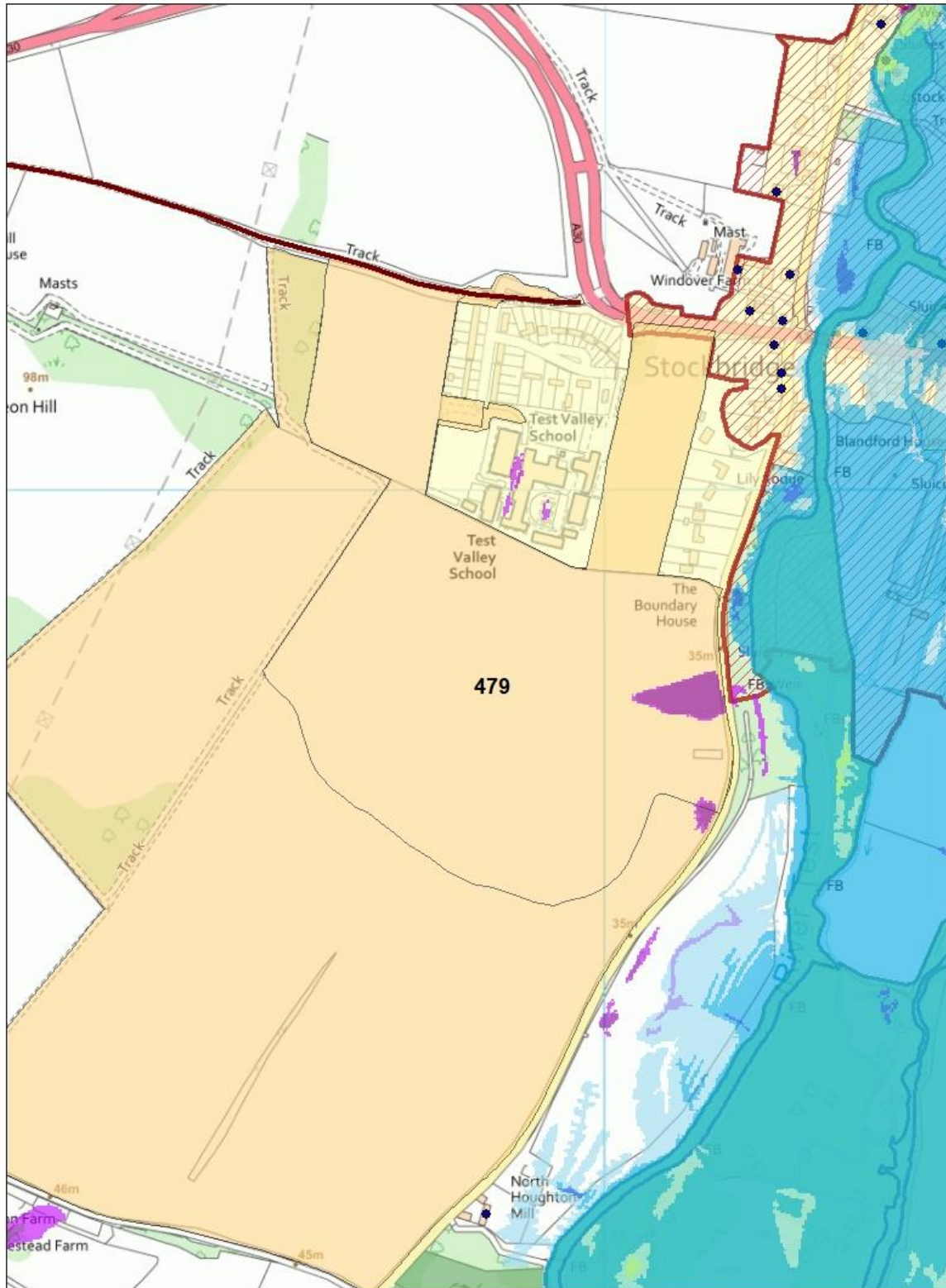


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Winton Hill. There may be challenges with providing an appropriate access.
Accessibility	<p>The site is within 800 metres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes.</p> <p>There are bus stops located on the High Street providing limited services to Winchester and morning and evening services to Salisbury, Andover and villages in the area, and a service to Peter Symonds College.</p>
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Part of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface towards the south and west.
Landscape and character	The site is adjacent to existing residential development to the south and west. The site lies on steeply rising land on the east side of town and valley. The overall landscape sensitivity of an area including the site was assessed to be high.
Historic environment	The site lies wholly within the Stockbridge conservation area. To the south west edge there is a hollow way.
Biodiversity and habitats	There is BAP priority habitat within the site to the east. The site is within the zones of influence for Mottisfont Bats SAC (foraging habitat), Solent SAC (nutrients).
Education infrastructure	Within the catchment of Stockbridge Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	Part of the site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not Preferred</b></p> <p>When accounting for the potential implications on heritage assets and ecological assets, the landscape sensitivity of the site, topography and impact on trees.</p>



<b>Site Name</b>	Land at Danebury School, Stockbridge	<b>SHELAA Ref</b>	479
<b>Site Area</b>	20.72 ha	<b>Site Capacity</b>	150 dwellings



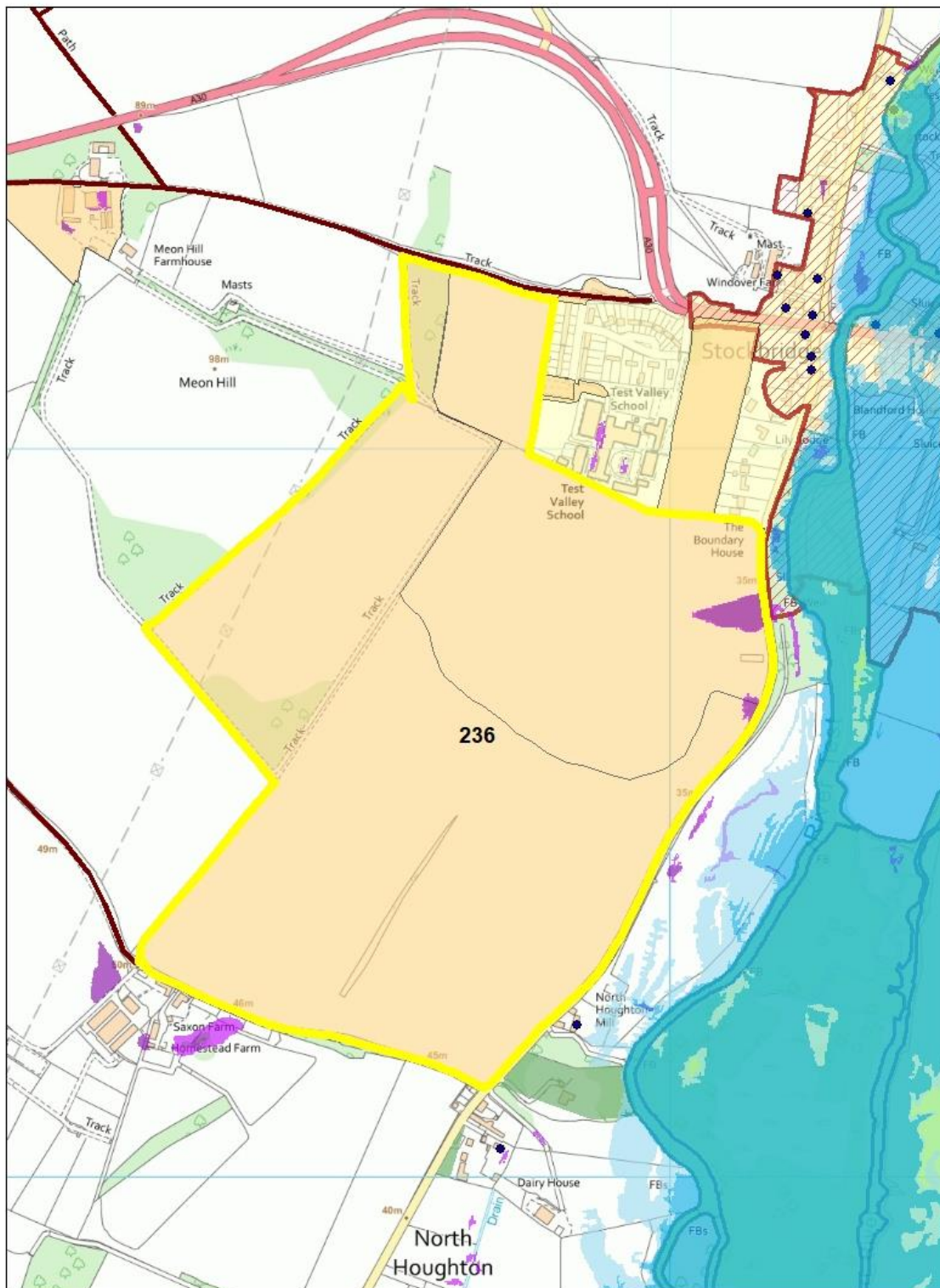
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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Roman Road or the A30 to the north of the site.
Accessibility	The site is between within 800 metres and 1.6 kilometres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There are bus stops located on the High Street providing limited services to Winchester and morning and evening services to Salisbury, Andover and villages in the area, and a service to Peter Symonds College.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification, with a smaller area to the east indicated to be grade 4. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water, this relates to areas to the east of the site of high, medium and low risk. Part of the site, towards the east, is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the north and north east. Part of this site was considered through the landscape sensitivity assessment, which indicated the northern part of the site to have an overall landscape sensitivity of moderate to high, with areas west of the Roman Road properties and slightly south of Danebury School up to Houghton Road being of moderate overall landscape sensitivity.
Historic environment	A small part of the site is within the Stockbridge conservation area, to the north east, with other parts of the site (to the east) adjacent to the conservation area. The site adjoins a Roman road to the northern boundary. There are listed buildings adjacent to the site to the east and in the wider area.
Biodiversity and habitats	There is BAP priority habitat adjacent to the site, to the opposite side of Houghton Road. The site is close to part of the River Test SSSI, which is also identified as compensatory habitat for the River Itchen SAC. The site is within zones of influence for Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat). Part of the site is within the 13.8 to 15 kilometre zone of influence for New Forest SAC, SPA and Ramsar site (recreation) where proposals would need to be screened for potential effects.
Education infrastructure	Within the catchment of Stockbridge Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	Part of the site falls within a mineral consultation area. There is a public right of way running along the northern



	site boundary. If this site comes forward, the school sports pitches would need to be relocated.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred</b>

<b>Site Name</b>	Land west of Houghton Road, Stockbridge	<b>SHELAA Ref</b>	236
<b>Site Area</b>	55 ha	<b>Site Capacity</b>	300 dwellings



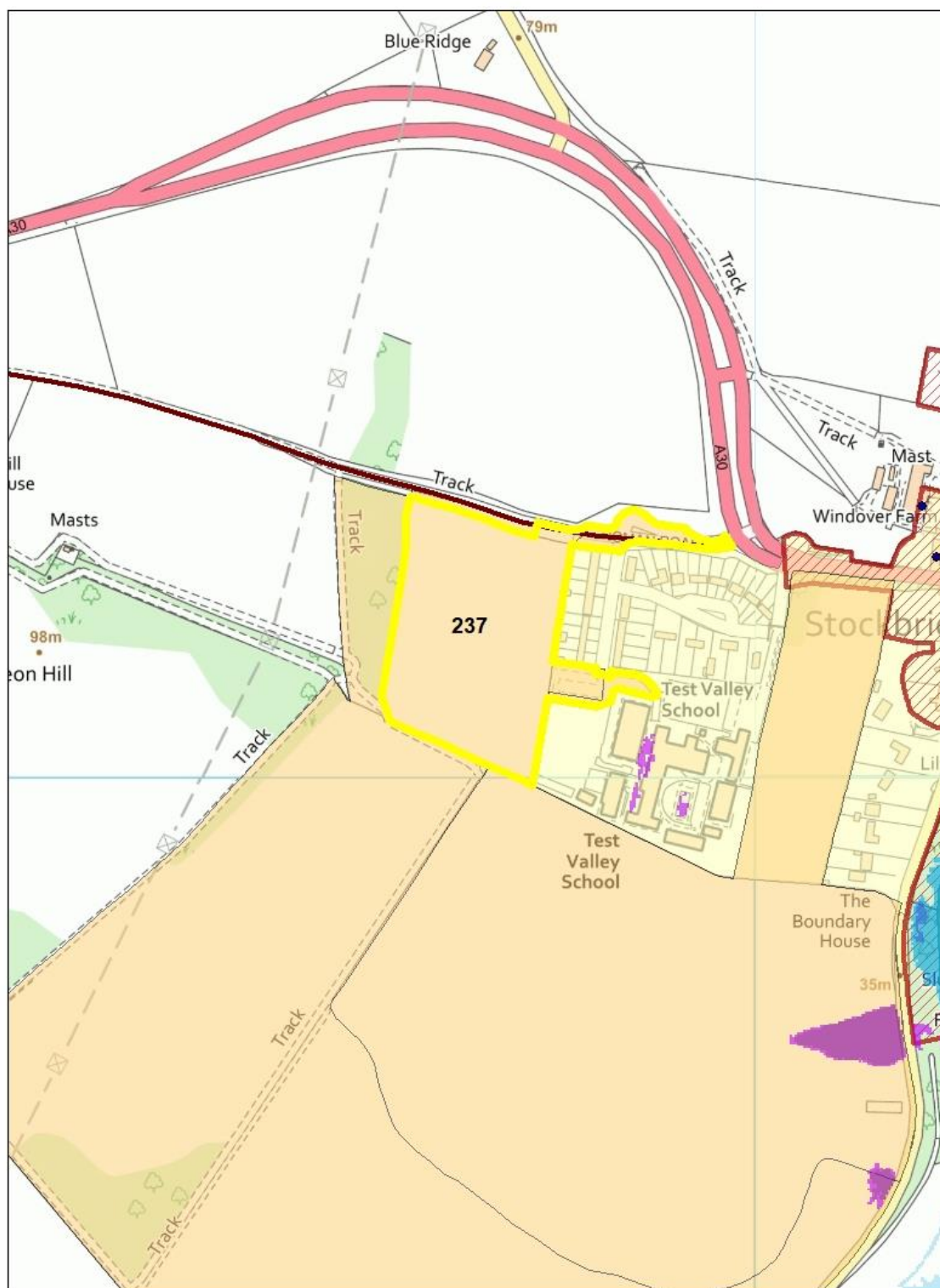
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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Roman Road.
Accessibility	<p>The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes.</p> <p>There are bus stops located on the High Street providing limited services to Winchester, morning and evening services to Salisbury, Andover and villages in the area, and a service to Peter Symonds College.</p>
Environmental receptors	Based on the national dataset, indicated to be primarily grade 3 land, with some grade 4 land to the east, in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water, this relates to small extents on the eastern boundary of high, medium and low risk. Part of the site, towards the east, is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the north east. It lies on rising land on the west side of the river valley. Part of this site was considered through the landscape sensitivity assessment, which indicated the northern part of the site to have an overall landscape sensitivity of moderate to high, with areas west of the Roman Road properties and slightly south of Danebury School up to Houghton Road being of moderate overall landscape sensitivity. The site is large and extends significantly outside the settlement edge into the open countryside, to the west and south.
Historic environment	The site is adjacent to Stockbridge conservation area to the north east. There are listed buildings within the vicinity of the site to the east and south east. The site lies to the south of a Roman road.
Biodiversity and habitats	<p>There is BAP priority habitat adjacent to the site, to the opposite side of Houghton Road. The site is close to part of the River Test SSSI, which is also identified as compensatory habitat for the River Itchen SAC.</p> <p>The site is within zones of influence for Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat). Part of the site is within the 13.8 to 15 kilometre zone of influence for New Forest SAC, SPA and Ramsar site (recreation) where proposals would need to be screened for potential effects.</p>
Education infrastructure	The site is partly within the catchment of Stockbridge Primary School and partly with the catchment of Broughton Primary School, and Danebury School (secondary). It is understood that there may be a

	potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	Part of the site falls within a mineral consultation area. There is a public right of way running along the northern site boundary, with an additional route to the south west of the site. There are overhead pylons crossing the site to the west.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not Preferred</b> When accounting for the scale, sensitivity and relationship with the settlement as it extends significantly southwards.



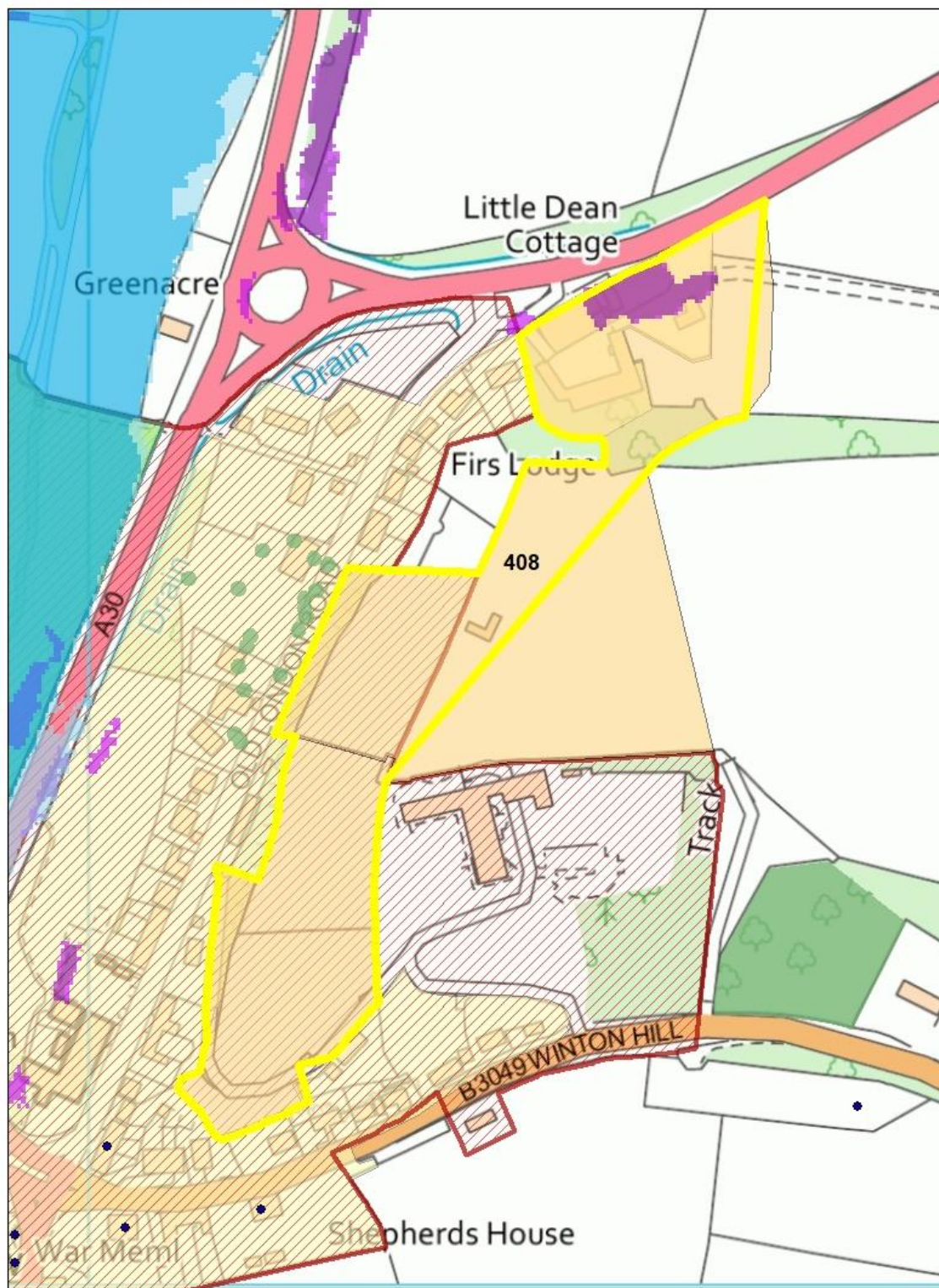
<b>Site Name</b>	Land at Danebury School, Stockbridge	<b>SHELAA Ref</b>	237
<b>Site Area</b>	3.4 ha	<b>Site Capacity</b>	46 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Roman Road.
Accessibility	The site is between 800 metres and 1.6 kilometres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There are bus stops located on the High Street providing limited services to Winchester and morning and evening services to Salisbury, Andover and villages in the area, and a service to Peter Symonds College.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the east. This site was considered through the landscape sensitivity assessment, which indicated the northern part of the site to have an overall landscape sensitivity of moderate to high, with areas west of the Roman Road properties and slightly south of Danebury School up to Houghton Road being of moderate overall landscape sensitivity.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site. The site lies to the south of a Roman road.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zones of influence for Mottisfont Bats SAC (foraging habitat), Solent SAC (nutrients).
Education infrastructure	Within the catchment of Stockbridge Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	There is a public right of way running along the northern site boundary.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred on its own but part of a wider preferred site</b>

<b>Site Name</b>	Land between London Road and Winton Hill (including Little Dean Yard)	<b>SHELAA Ref</b>	408
<b>Site Area</b>	3.34 ha	<b>Site Capacity</b>	40 dwellings

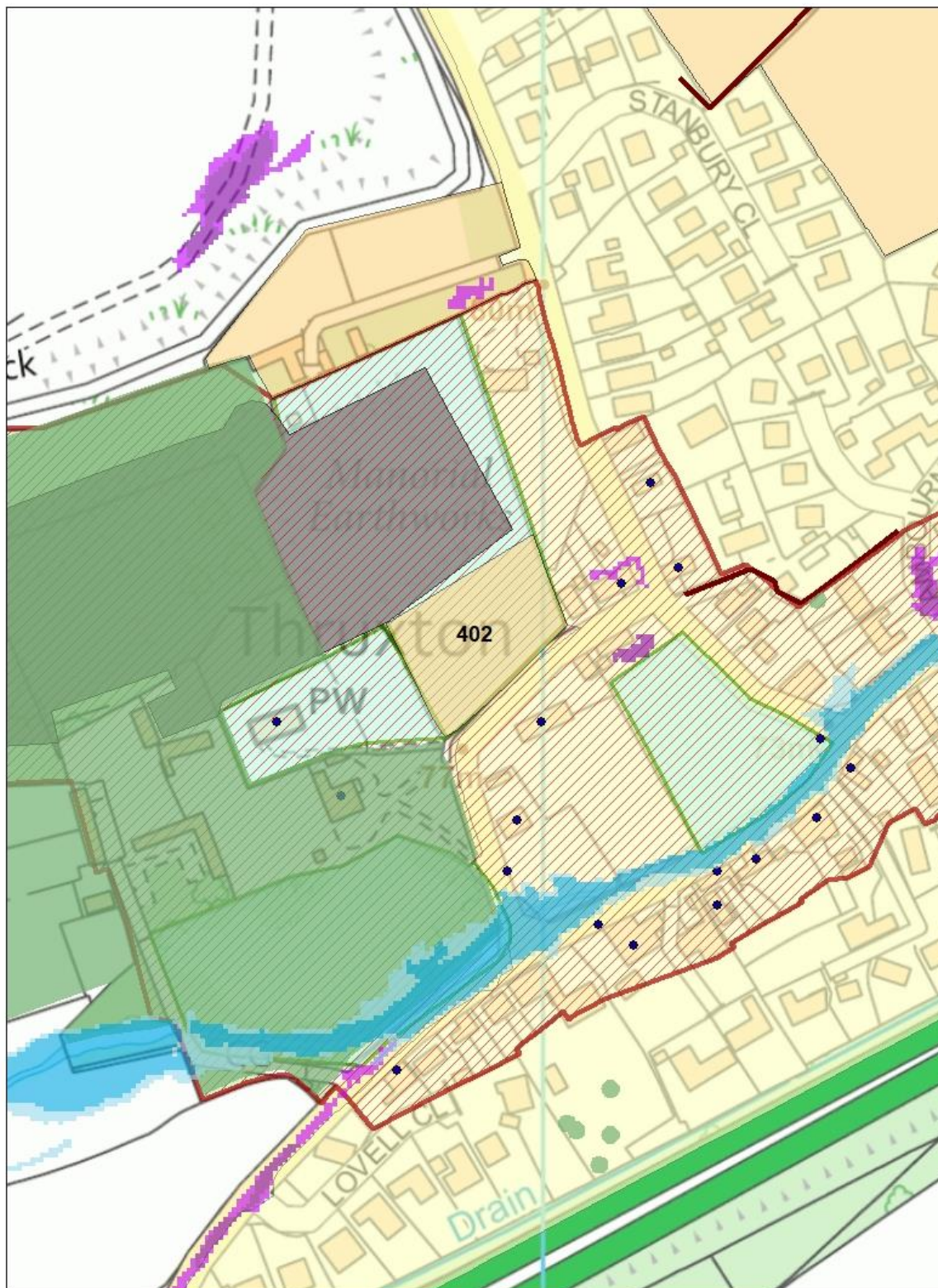


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Old London Road.
Accessibility	<p>The site is within 800 metres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes.</p> <p>There are bus stops located on the High Street providing limited services to Winchester and morning and evening services to Salisbury, Andover and villages in the area, and a service to Peter Symonds College.</p>
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water, this includes an area to the north of the site of high, medium and low risk. Part of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface, towards the north and south west.
Landscape and character	The site is adjacent to existing residential development to the west and south. The site lies on steeply rising land on the east side of town and river valley. The overall landscape sensitivity of the site was assessed to be high.
Historic environment	<p>The site is partially within the Stockbridge conservation area, towards the south and west.</p> <p>To the south west edge there is a hollow way.</p>
Biodiversity and habitats	<p>There is BAP priority habitat within the site towards the south east and north of the site, with such priority habitats also adjacent to the site to the north east.</p> <p>The site is within the zones of influence for Mottisfont Bats SAC (foraging habitat), Solent SAC (nutrients).</p>
Education infrastructure	Within the catchment of Stockbridge Primary School and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints.
Other on site considerations	Part of the site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not Preferred</b></p> <p>When accounting for the potential implications on heritage assets and ecological assets, the landscape sensitivity of the site, topography and impact on trees.</p>



<b>Site Name</b>	Land north of Church Lane, Thruxton	<b>SHELAA Ref</b>	402
<b>Site Area</b>	0.34ha	<b>Site Capacity</b>	12 dwellings

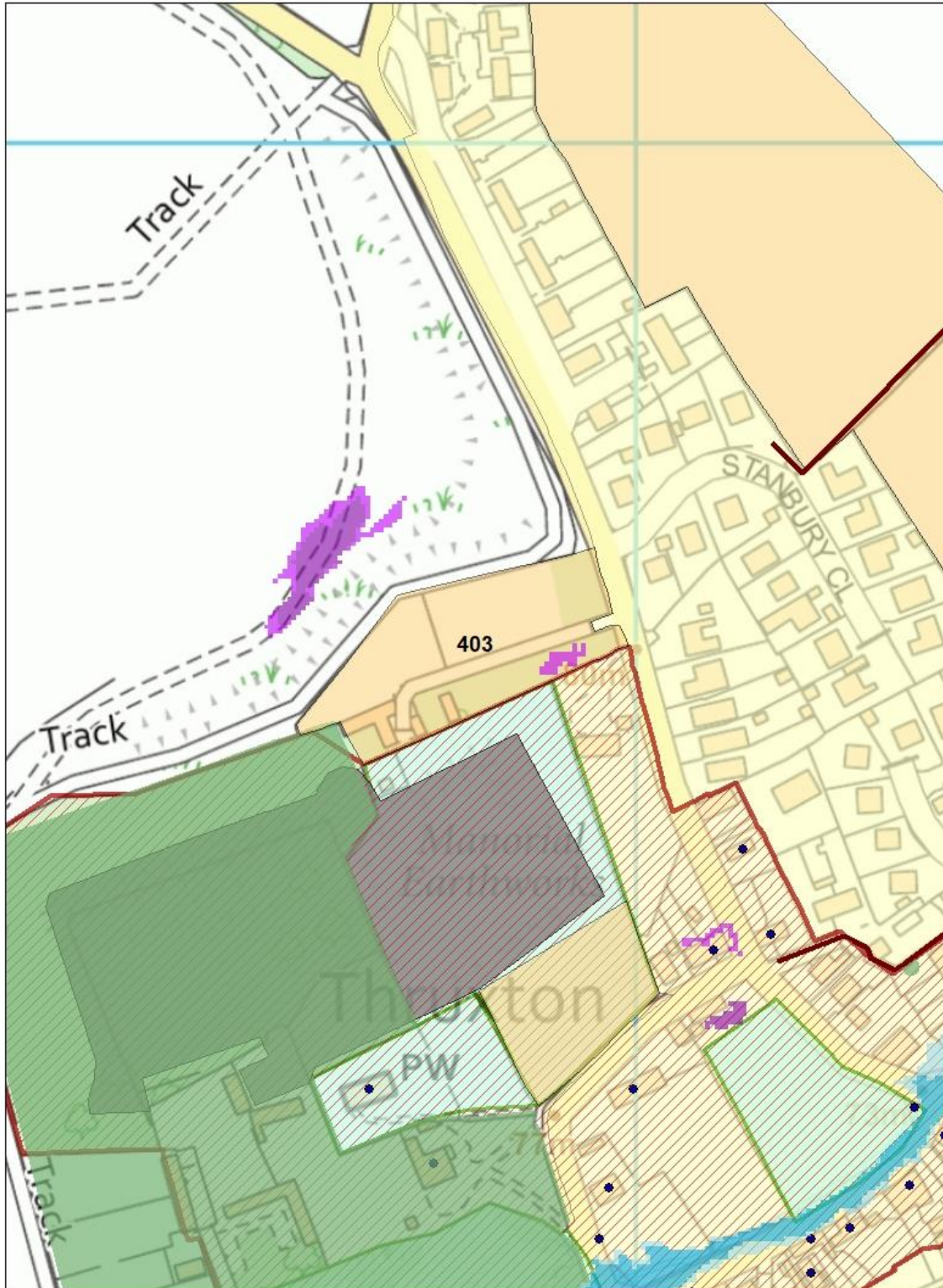


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Church Road.
Accessibility	The site is within 800 metres from a primary school and between 800 metres 1.6 kilometres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Stanbury Road that has a limited service to Andover.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site is within a safeguarded area surrounding a minerals and waste processing site.
Flooding	Part of the site is within an area at risk of flooding from surface water, this relates to a small area of low risk to the east of the site. The site is indicated to potentially be susceptible to groundwater flooding at the surface.
Landscape and character	The site is adjacent to existing residential development to the east and south. The site is part of a designated local green space.
Historic environment	The site is within the Thruxton conservation area and is adjacent to the Thruxton Fortified Manor scheduled monument. There are a small number of listed buildings in the vicinity of the site to the east, west and south.
Biodiversity and habitats	There is BAP priority habitat to the south west of the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Kimpton, Thruxton and Fyfield Church of England Primary School and Harrow Way Community School (Secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the site being designated as a Local Green Space and potential implications on heritage assets.



<b>Site Name</b>	Land west of Stanbury Road, Thruxton	<b>SHELAA Ref</b>	403
<b>Site Area</b>	0.7ha	<b>Site Capacity</b>	24 dwellings

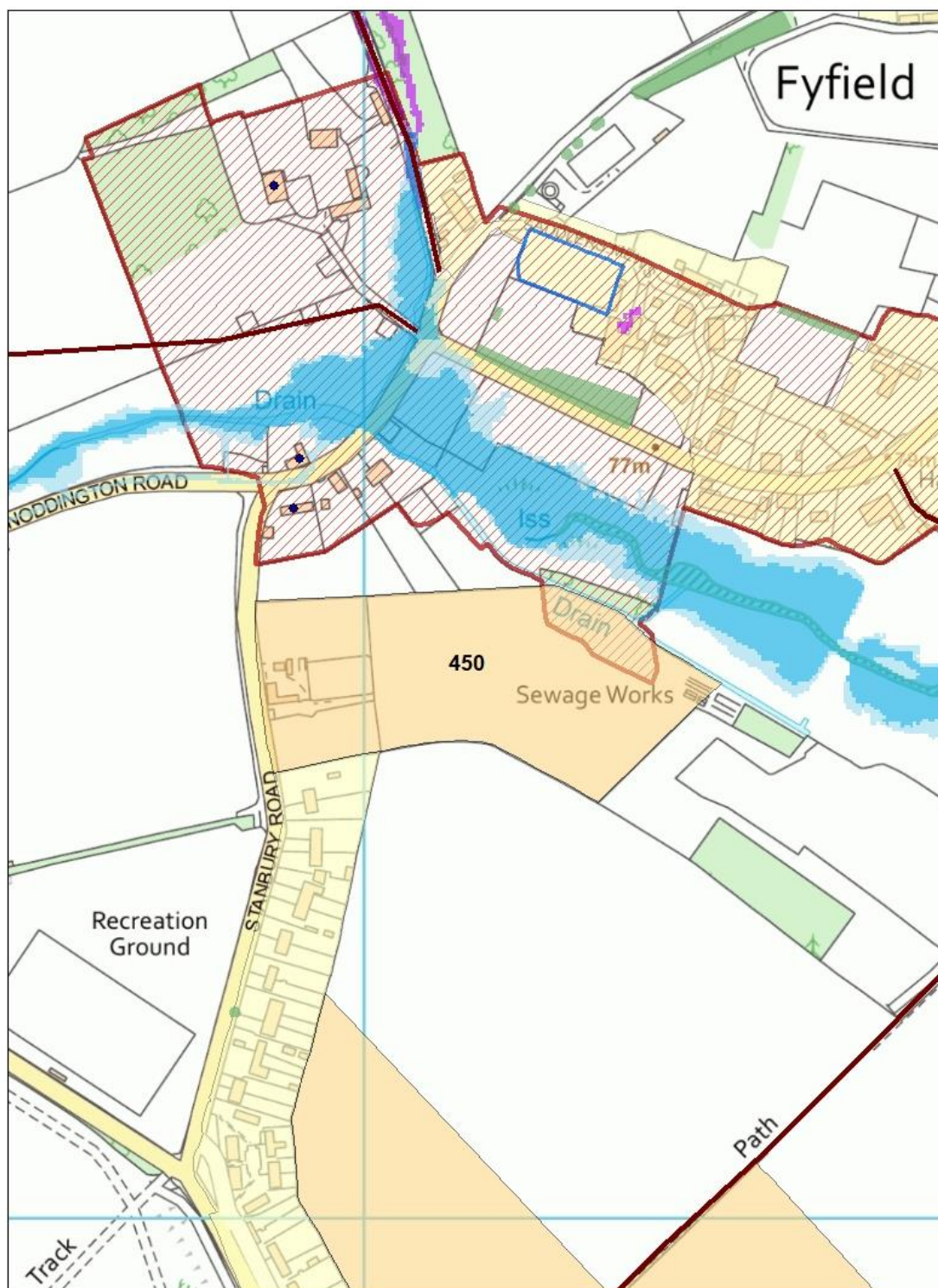


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Stanbury Road. There may be challenges with providing an appropriate access which is via an unmade track.
Accessibility	The site is within 800 metres from a primary school. The site is between 800 metres and 1.6 kilometres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Stanbury Road that has a limited service to Andover.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site is located adjacent to Thruxton Circuit (and aerodrome), which may result in noise issues. The site is within a safeguarded area surrounding a minerals and waste processing site.
Flooding	Part of the site is within an area at risk of flooding from surface water, this is a small area is located to the east, including areas of low and medium risk. Part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the east (opposite side of Stanbury Road) and south east. The site is adjacent to a designated local green space, located to the south of the site.
Historic environment	The site is adjacent to the Thruxton conservation area and is very close to a scheduled monument to the south (site of Fortified Manor).
Biodiversity and habitats	There is BAP priority habitat within the site, including to the east and south. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Kimpton, Thruxton and Fyfield Church of England Primary School and Harrow Way Community School (Secondary)
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the potential implications on heritage assets.



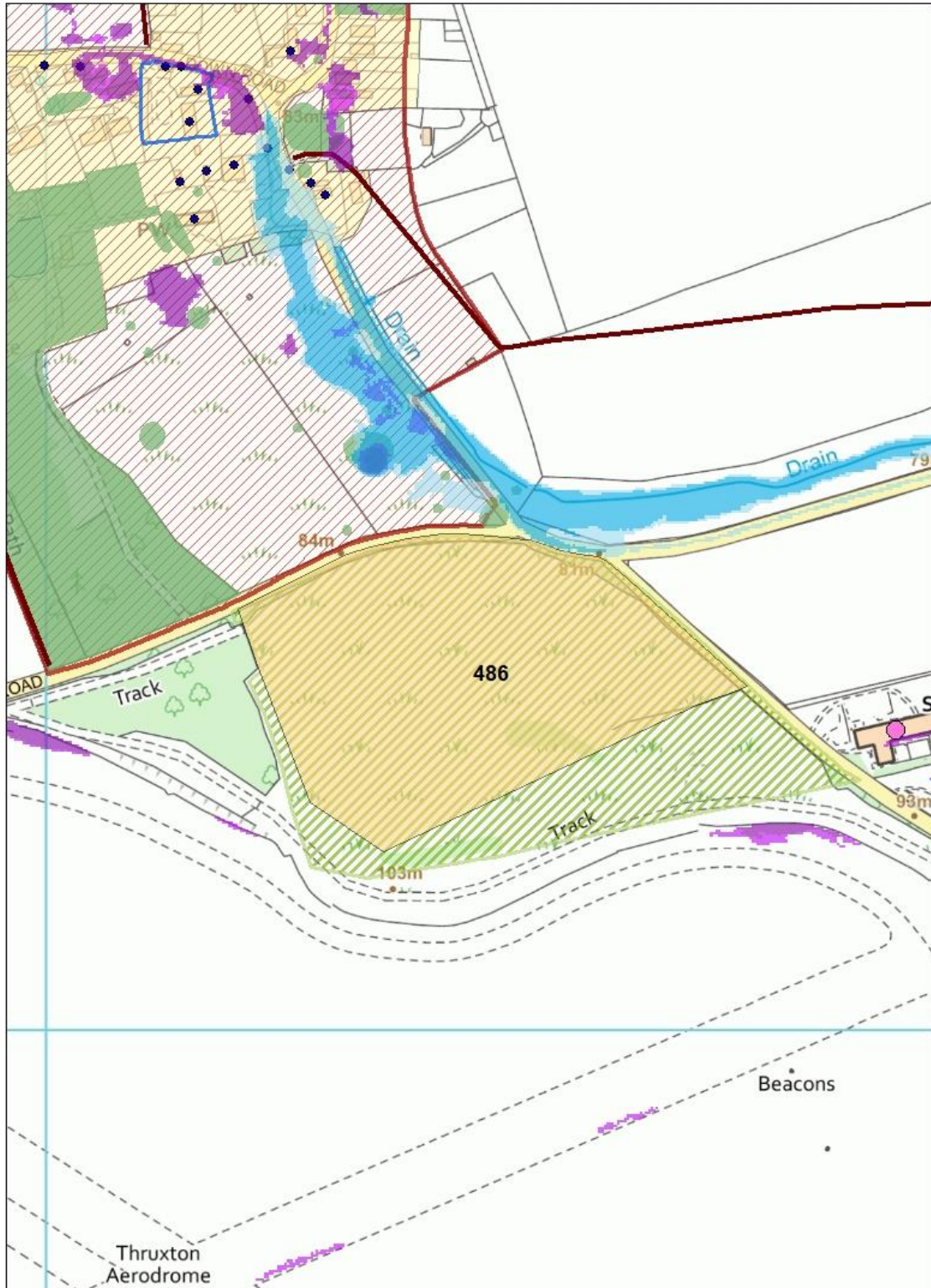
<b>Site Name</b>	Snowdrop Equestrian, Thruxton	<b>SHELAA Ref</b>	450
<b>Site Area</b>	2.87ha	<b>Site Capacity</b>	20 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Stanbury Road. There may be challenges with providing an appropriate access as the road is narrow along this section.
Accessibility	The site is within 800 metres of a primary school and is between 1.6 and 5 kilometres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Stanbury Road that has a limited service to Andover.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. The site is located close to a sewage works (to the south east) which could be an issue for odour.
Flooding	Part of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the south, but would extend beyond the settlement with the potential to affect the separation of Thruxton and Fyfield.
Historic environment	The site is partially within the Fyfield conservation area.
Biodiversity and habitats	There is a small area of BAP priority habitat adjacent to the northern boundary of the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Kimpton, Thruxton and Fyfield Primary School and Harrow Way Community School (Secondary)
Other on site considerations	Part of the site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the relationship with the settlement and challenges with providing an appropriate access.

<b>Site Name</b>	Land at Thruxton Hill and Snoddington Road, Thruxton	<b>SHELAA Ref</b>	486
<b>Site Area</b>	5.87 ha	<b>Site Capacity</b>	100+ dwellings

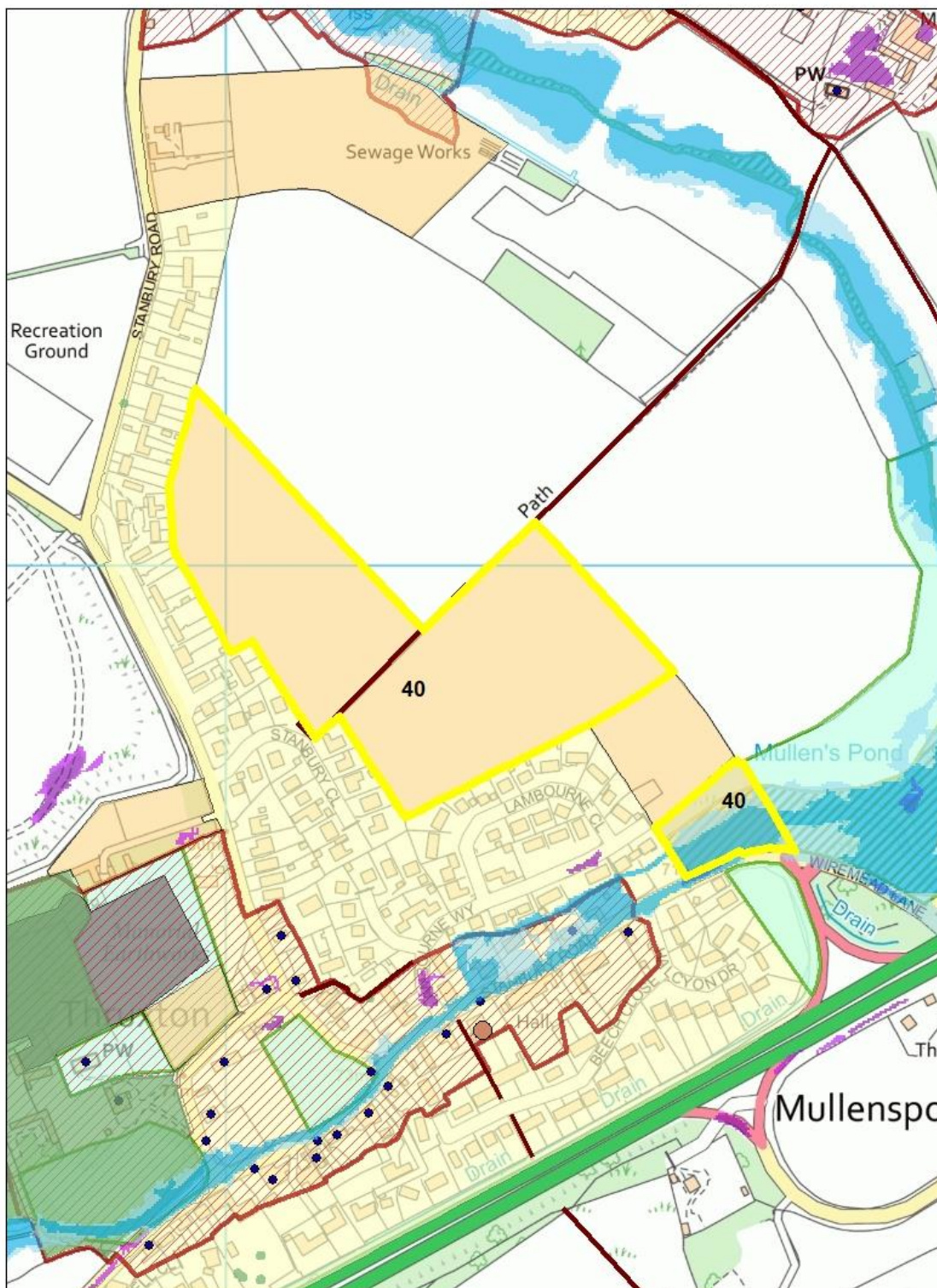


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Thruxton Hill or Snoddington Road.
Accessibility	The site is within 800 metres of a primary school and between 1.6 and 5 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Stanbury Road that has a limited service to Andover.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site is located adjacent to Thruxton Circuit (and aerodrome), which may result in noise issues. The site is within a safeguarded area surrounding a minerals and waste processing site.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. There are areas at risk of flooding from rivers adjacent to the site to the north east. Part of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is not adjacent to existing residential development. There is a primary school located to the south east. Development in this location has the potential to affect the separation of Thruxton and Kimpton.
Historic environment	The site is adjacent to a conservation area for Kimpton (to the north west).
Biodiversity and habitats	There is a SINCC covering the whole of the site. There is also BAP priority habitat located close to the site (opposite side of Snoddington Road) to the north west. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Kimpton, Thruxton and Fyfield Primary School and Harrow Way Community School (secondary).
Other on site considerations	Most of the site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the potential implications on ecological assets and the relationship with settlements.



<b>Site Name</b>	Land adjoining Stanbury Close & Lambourne Close, Thruxton	<b>SHELAA Ref</b>	40
<b>Site Area</b>	6.6ha	<b>Site Capacity</b>	50 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Stanbury Close for at least part of the site.
Accessibility	The site is within 800 metres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Stanbury Road that has a limited service to Andover.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site is partly within a safeguarded area surrounding a minerals and waste processing site.
Flooding	Part of the site is within an area at risk of flooding from rivers, this includes flood zones 2 and 3 to the south of the site. There is also a very small part of the south of the site at risk of flooding from surface water of medium and low risk. Part of the site is indicated to potentially be susceptible to groundwater flooding at or below the surface – this relates to the southern parcel and the south of the northern parcel.
Landscape and character	The site is adjacent to existing residential development to the west. The site includes a designated local green space, which covers the entirety of the southern parcel. Development in this location has the potential to affect the separation of Thruxton and Fyfield.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a SINC within the site covering most of the southern parcel. There is also BAP priority habitat within the southern parcel of the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Kimpton, Thruxton and Fyfield Primary School and Harrow Way Community School (Secondary).
Other on site considerations	Part of the site falls within a mineral consultation area. There is a public right of way crossing the centre of the site east to west. There are overhead lines crossing the site.
Planning status	Planning permission granted on appeal for part of the site for 14 dwellings.
<b>Recommendation</b>	<b>Preferred (not full extent but as part of a combined site)</b>

<b>Site Name</b>	Land northeast of Lambourne Close, Thruxton	<b>SHELAA Ref</b>	218
<b>Site Area</b>	0.82ha	<b>Site Capacity</b>	25 dwellings



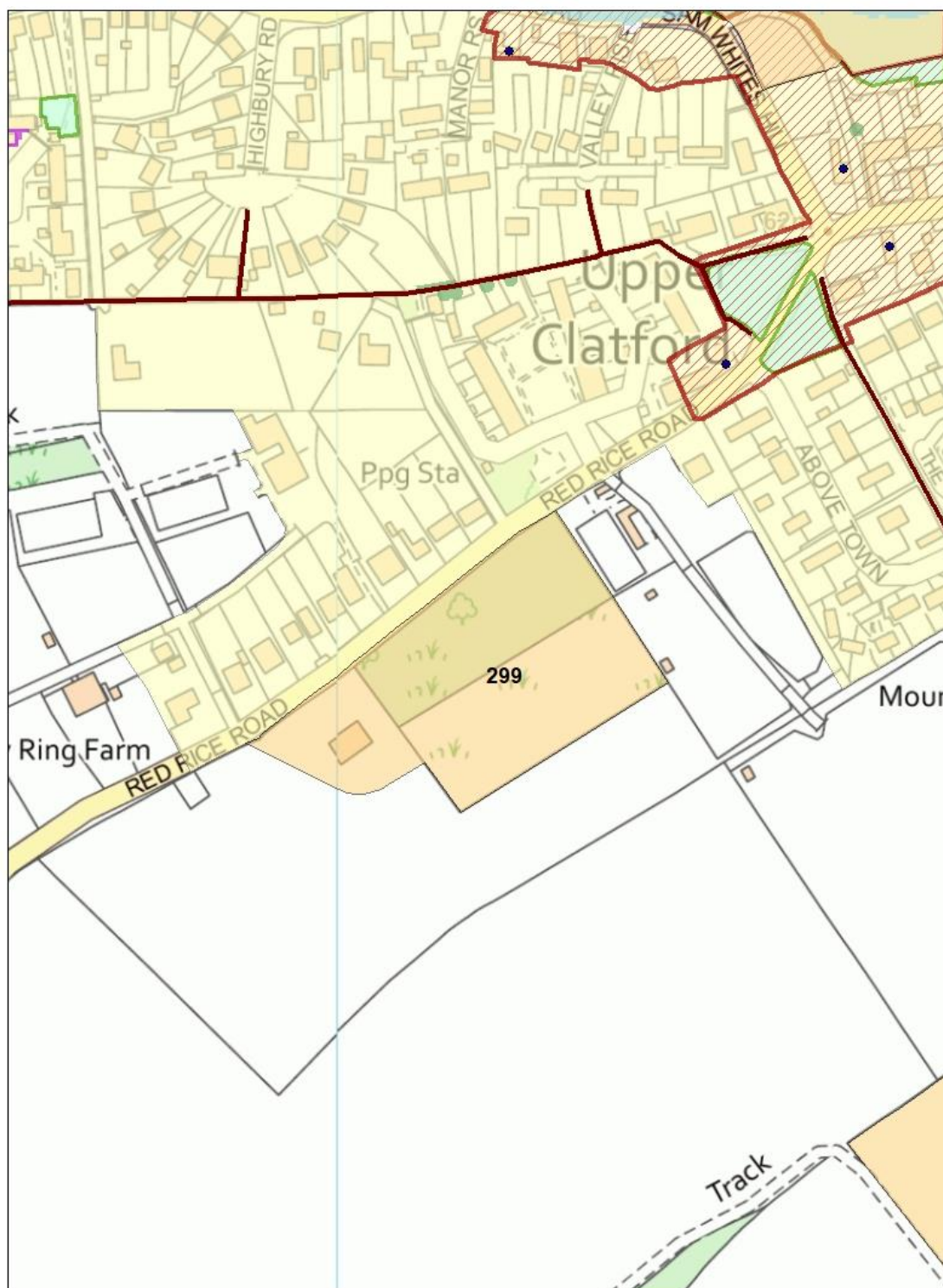
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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Lambourne Close.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and is between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes. There is a bus stop located on Stanbury Road that has a limited service to Andover.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development to the west. The site is adjacent to a designated local green space, located to the south of the site.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Kimpton, Thruxton and Fyfield Primary School and Harrow Way Community School (Secondary)
Other on site considerations	Part of the site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>



<b>Site Name</b>	New Barn, Trwakers Farm, Red Rice Road	<b>SHELAA Ref</b>	299
<b>Site Area</b>	1.8 ha	<b>Site Capacity</b>	20 dwellings



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from Red Rice Road.
Accessibility	The site is within 1.6 kilometres and 5 kilometres of a primary school and within 800m of a local food store. There is access to walking and cycling routes. There are no bus services available in the locality.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the north and east. The site is sloping and contains some mature trees.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site. The Scheduled Monument Bury Hill fort is to the west of the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Clatford Primary School and John Hanson Community School (secondary).
Other on site considerations	A very small part of the site to the north is indicated to be within a mineral consultation area.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred</b>



Theme/Topic	Assessment
Access	Vehicular access is likely to be via Upper Clatford Road.
Accessibility	The site is between 800 metres and 1.6 kilometres of a primary school and between 800 metres and 1.6 kilometres of a local food store. There is access to walking and cycling routes. There are no bus services available in the locality.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. The site may contain a disused pit/earthworks.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the north. The site is steeply sloping and contains mature trees.
Historic environment	The site is within a conservation area. There are listed buildings adjacent to the site, to the north and south.
Biodiversity and habitats	There is an area of BAP Priority Habitat within the site.
Education infrastructure	Within the catchment of Clatford Primary School and John Hanson Community School (secondary).
Other on site considerations	The site falls within a mineral consultation area. There is a public right of way running along the western boundary of the site.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the topography of the site.



<b>Site Name</b>	Land at Upper Clatford	<b>SHELAA Ref</b>	437
<b>Site Area</b>	4.7 ha	<b>Site Capacity</b>	75 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be via Upper Clatford Road. There may be challenges with providing an appropriate access due to the difference in ground levels and visibility at this stretch of road.
Accessibility	The site is between 800 metres and 1.6 kilometres of a primary school and between 800 metres and 1.6 kilometres of a local food store. There is access to walking and cycling routes. There are no bus services available in the locality.
Environmental receptors	Based on the national dataset, indicated to be a combination of grade 3 and grade 4 land in the agricultural land classification. There are no specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Part of the site in the southeast corner is indicated to potentially be susceptible to groundwater flooding below the surface and at surface.
Landscape and character	The site is elevated and the land rises to the north west. The site is edged by trees and hedges.
Historic environment	The site is adjacent to a conservation area to the east. There is a listed buildings adjacent to the site to the east, and to the south. The Scheduled Monument Bury Hill fort is to the north west.
Biodiversity and habitats	There are small areas of BAP Priority adjacent to the site to the northeast and south. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Clatford Primary School and John Hanson Community School (secondary).
Other on site considerations	The site falls within a mineral consultation area. There is a public right of way running along the eastern boundary of the site.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the landscape sensitivity of the site and when accounting for challenges in providing appropriate access to the site. .

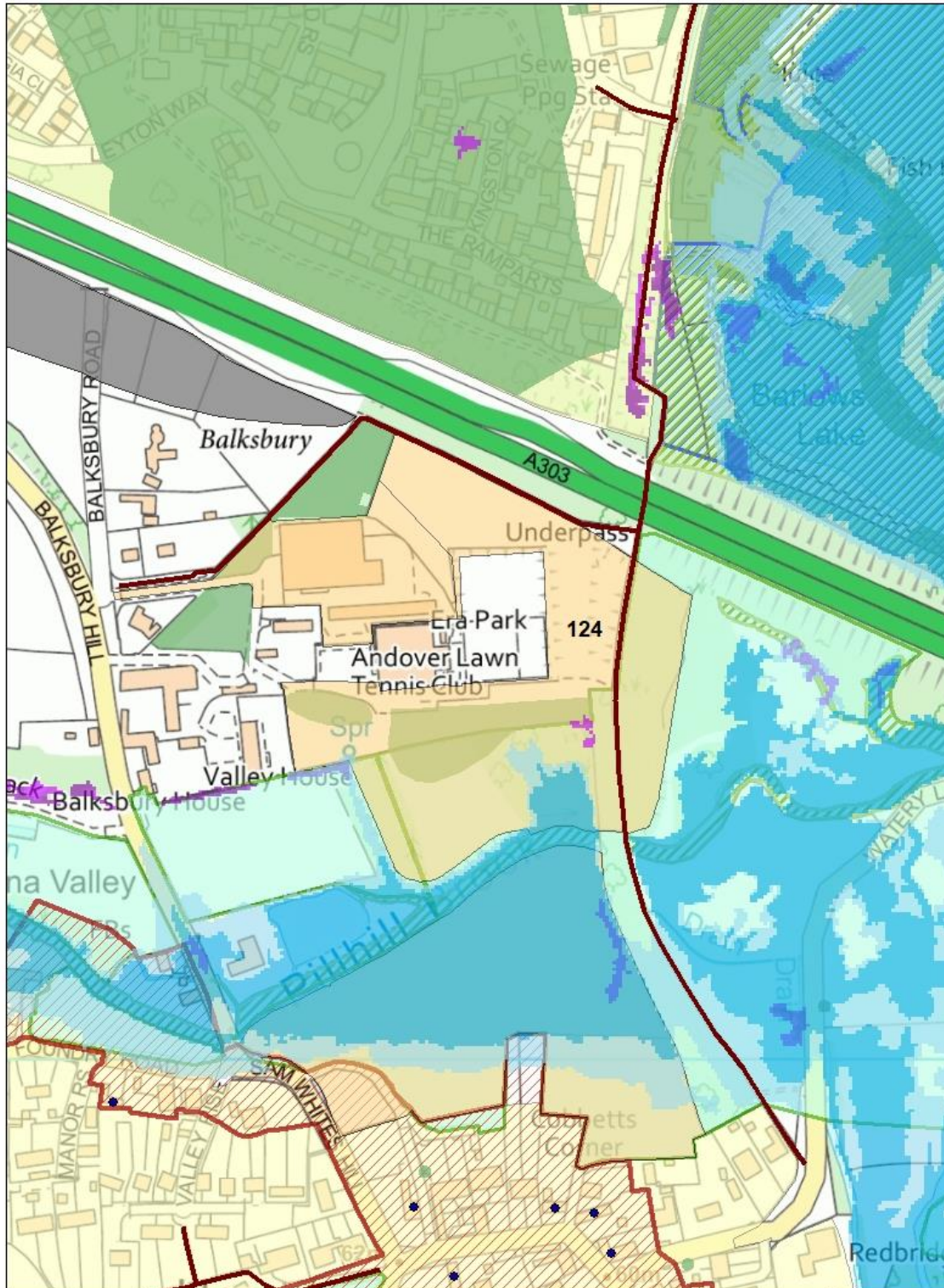




Theme/Topic	Assessment
Access	Vehicular access is likely to be via an existing access to Upper Clatford Road.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres local food store. There is access to walking and cycling routes. There are no bus services available in the locality.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. A small part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the north and east. The site is sloping. There are mature trees in the northern part of the site (protected by virtue of the conservation area)
Historic environment	The site is within the Upper Clatford conservation area. There are listed buildings in the vicinity, to the east.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Clatford Primary School and John Hanson Community School (secondary).
Other on site considerations	Part of the site falls within a mineral consultation area. There is a public right of way running along the western boundary of the site.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for constraints (including trees and heritage designations), the capacity is anticipated to fall below 10 dwellings.



<b>Site Name</b>	Land at Era Park	<b>SHELAA Ref</b>	124
<b>Site Area</b>	3.16 ha	<b>Site Capacity</b>	25 dwellings

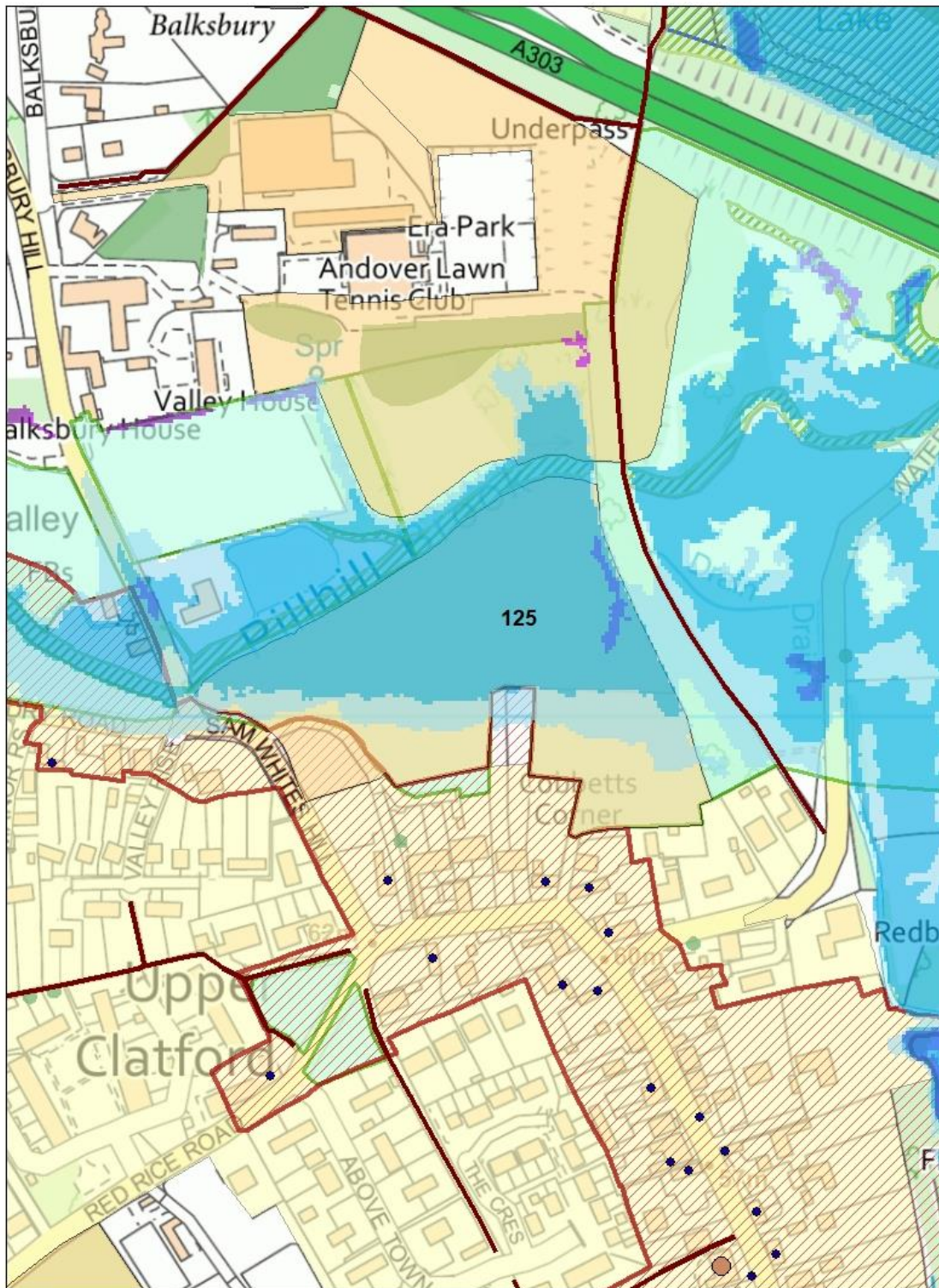


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Theme/Topic	Assessment
Access	Vehicular access is likely to be onto Balksbury Hill.
Accessibility	The site is between 1.6 and 5 kilometres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There are no bus services available in the locality.
Environmental receptors	Part of the site, relating to the access, is within a groundwater source protection zone (zones 1, 2 and 3). Based on the national dataset, indicated to be primarily grade 3 land in the agricultural land classification, with a small area identified as grade 4. The site may be affected by road noise associated with the A303.
Flooding	Part of the site is within an area at risk of flooding from rivers, with a small area to the south of the site in flood zones 2 and 3. Parts of the site is within an area at risk of flooding from surface water, this relates to small areas towards the south of the site, of low and medium risk. The site is indicated to potentially be susceptible to groundwater flooding at or below the surface.
Landscape and character	The site is adjacent to existing residential development and the tennis club to west. Part of the site includes a designated local green space to the south and east. There are TPOs within the site, comprising group TPOs within the centre of the site.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site. There is a scheduled monument in the vicinity to the north west (Balksbury Hillfort).
Biodiversity and habitats	There is a SINC adjacent to the site to the south relating to Pillhill Brook, which is also BAP priority habitat. There is BAP priority habitat within the site, particularly to the east and south but also a smaller area to the west. There is also BAP priority habitat adjacent to the site to the west and east. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Clatford Primary School and John Hanson Community School (secondary).
Other on site considerations	The site falls within a mineral consultation area. There is a public right of way running through the site towards the east.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the combination of constraints including potential implications on ecological assets, sensitivities to noise, risk of flooding, and part of the site designated as a local green space.



<b>Site Name</b>	Land at Bury Hill Farm	<b>SHELAA Ref</b>	125
<b>Site Area</b>	2.9 ha	<b>Site Capacity</b>	25 dwellings

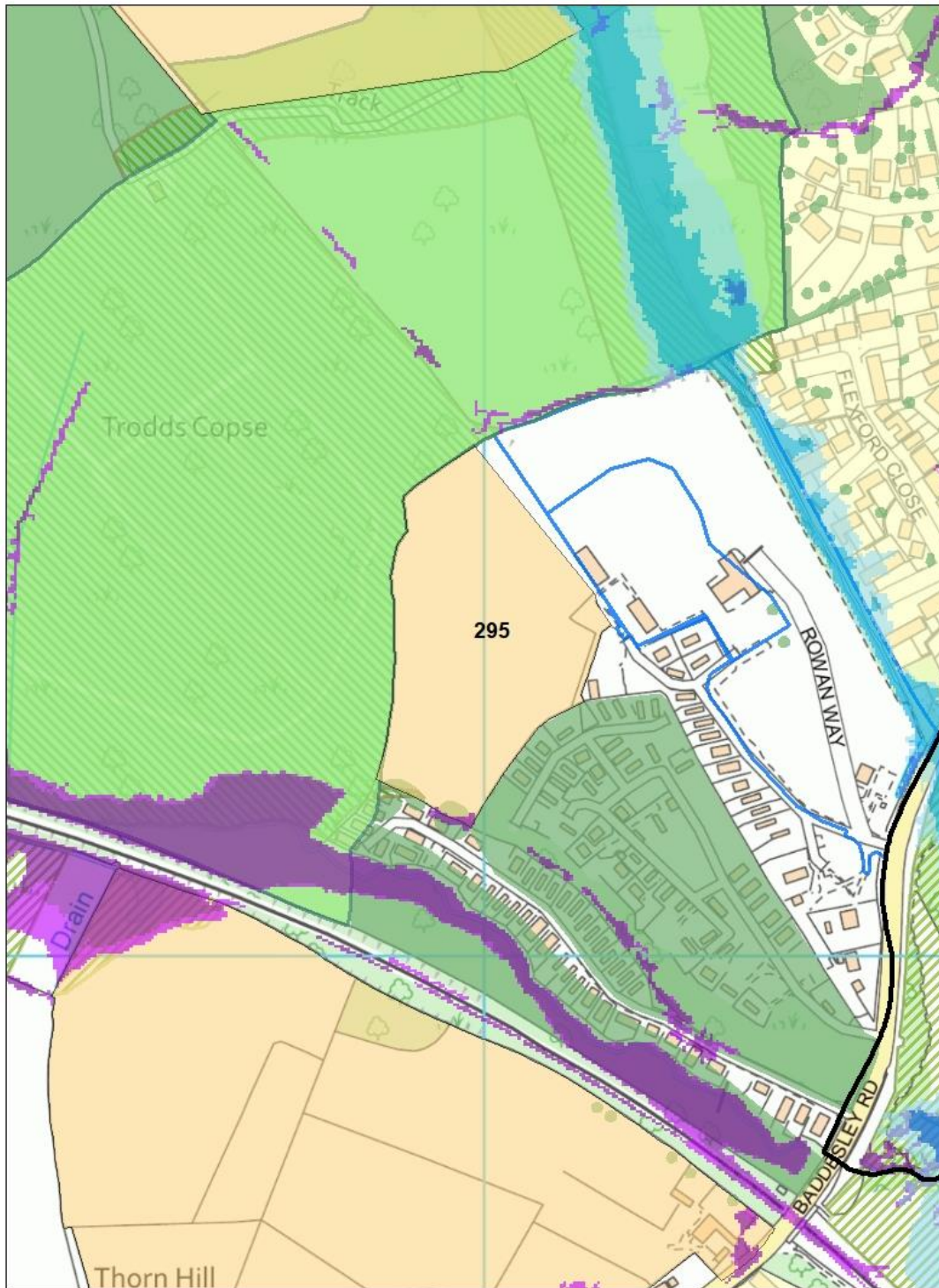


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Sam Whites Hill.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There are no bus services available in the locality.
Environmental receptors	Based on the national dataset, indicated to be mainly grade 4 land, with a small area of grade 3 land, in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage
Flooding	The majority of the site (apart from the southern edge) is within an area at risk of flooding from rivers, and is in Flood Zones 2 and 3. Parts of the site are also within areas at risk of flooding from surface water, with areas scattered across the site including low and medium risk. The site is indicated to potentially be susceptible to groundwater flooding at the surface.
Landscape and character	The site is adjacent to existing residential development to the south. The entire site lies within a designated local green space.
Historic environment	The site is partly within the Upper Clatford conservation area, which extends into the site to the south. There are listed buildings (grade II) adjacent to the site to the south.
Biodiversity and habitats	There is a SINC adjacent to the site to the north, this is Pillhill Brook, which is also identified as BAP priority habitat. The majority of the site comprises BAP priority habitat. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Clatford Primary School and John Hanson Community School (secondary).
Other on site considerations	The site falls within a mineral consultation area.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the risk to flooding (Flood Zones 3 and 2), the potential implications on ecological assets, and the site being designated as a local green space.



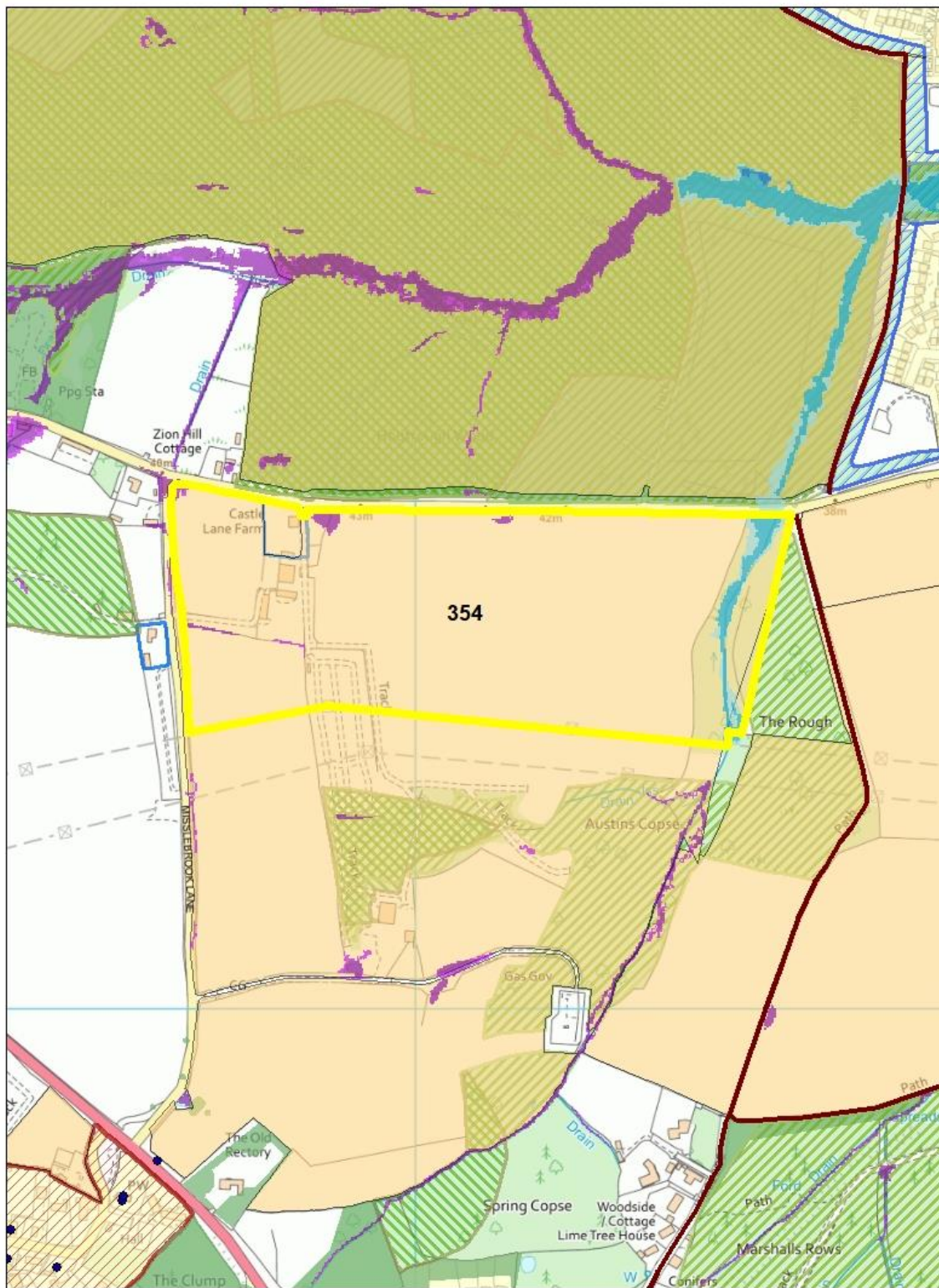
<b>Site Name</b>	Land to north of King Edward Park/St James' Park/Wheelhouse Park, Baddesley Road, Valley Park	<b>SHELAA Ref</b>	295
<b>Site Area</b>	2.4ha	<b>Site Capacity</b>	44 dwellings (extra care)



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is proposed to be from Baddesley Road through the existing adjacent care village
Accessibility	<p>The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Baddesley Road that has a very limited service.</p>
Environmental receptors	<p>Based on the national dataset, indicated to be grade 4 land in the agricultural land classification.</p> <p>There are no specific environmental receptors present on this site that have been identified at this stage.</p>
Flooding	<p>The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.</p> <p>Part of the site is indicated to potentially be susceptible to groundwater flooding below the surface along the eastern boundary.</p>
Landscape and character	The site is adjacent to existing residential development to the south and east. The overall landscape sensitivity of the site was assessed to be Moderate-Low, due to the level of visual containment and settlement edge influence. There are TPOs on the site boundary to the south and east.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There is a SSSI (Trodds Copse) BAP priority habitat and ancient woodland adjacent to the site to the north and west.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation) and Solent SACs (nutrients), ), River Itchen SAC (nutrients).</p>
Education infrastructure	Within the catchment of Hiltingbury Infants and Junior School and Thornden School (secondary). It is anticipated that 44 extra care units would not impact pupil numbers at the catchment schools.
Other on site considerations	The site falls within a mineral consultation area.
Planning status	Pending planning application for the development of the site to extend the existing adjacent care village to provide an additional 48 care units and associated development
<b>Recommendation</b>	<b>Preferred</b>

<b>Site Name</b>	Castle Lane Farm, Valley Park	<b>SHELAA Ref</b>	354
<b>Site Area</b>	49.8ha	<b>Site Capacity</b>	650 dwellings



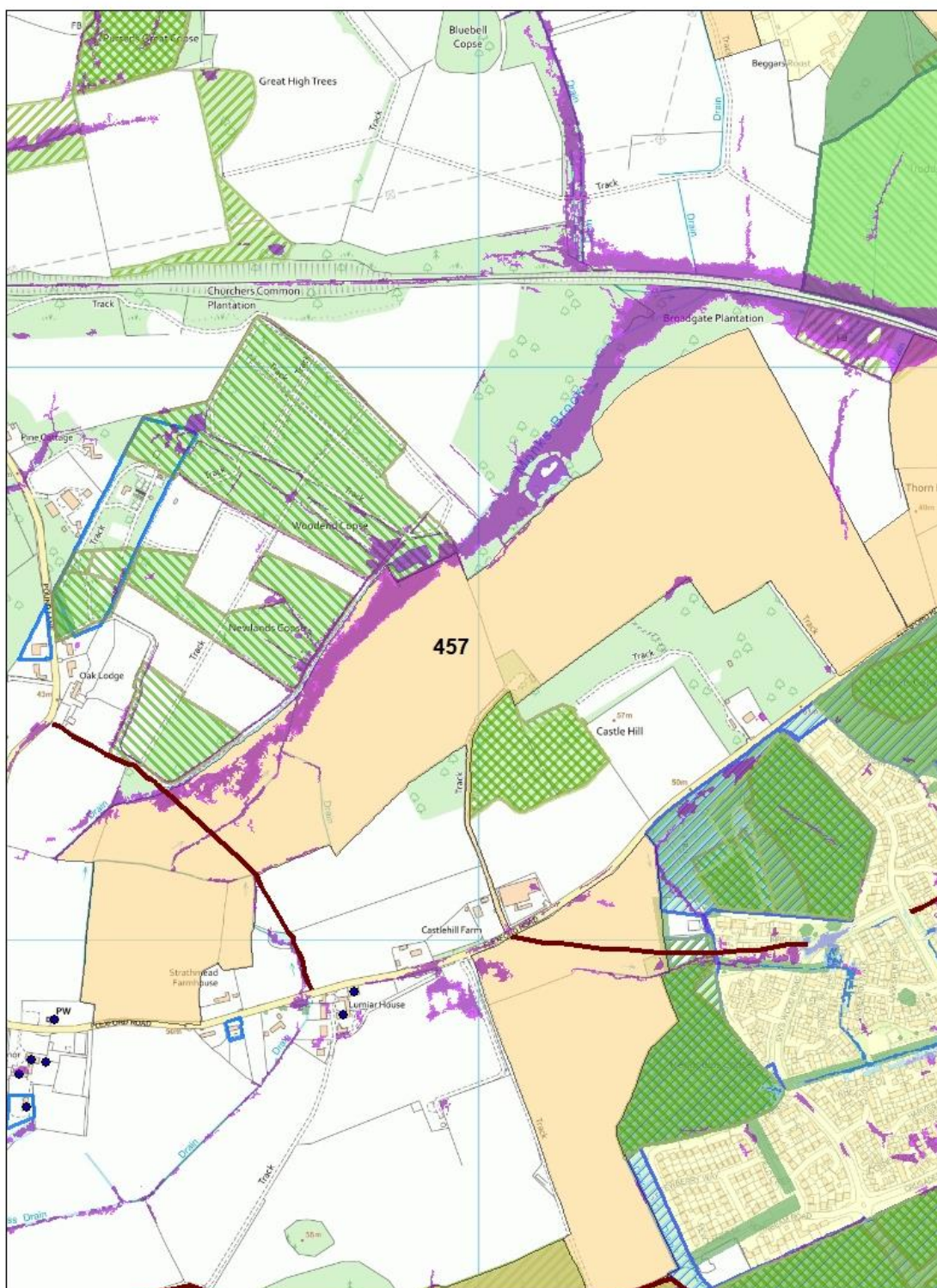
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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Castle Lane or Misslebrook Lane
Accessibility	<p>The site is between 800 meters and 1.6 kilometres of a primary school and between 800 meters and 1.6 kilometres of a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Castle Lane that has a regular service to Romsey and Eastleigh.</p>
Environmental receptors	<p>Based on the national dataset, indicated to be grade 4 land in the agricultural land classification.</p> <p>There are no specific environmental receptors present on this site that have been identified at this stage.</p>
Flooding	<p>Part of the site is within an area at high risk of flooding from surface water along the northern boundary of the site</p> <p>Part of the site is within an area at risk of flooding from rivers (zones 2 and 3) along the eastern boundary of the site</p> <p>The site / Part of the site is indicated to potentially be susceptible to groundwater flooding at the surface along the eastern boundary of the site.</p>
Landscape and character	The site is not adjacent to existing residential development. It adjoins woodland areas and fields.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There is a SINC adjacent to the site to the east.</p> <p>There is BAP priority habitat within and adjacent to the site to the east. There is ancient woodland to the north of Castle Lane, which runs along the northern site boundary.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation) and Solent SACs (nutrients).</p>
Education infrastructure	<p>Within the catchment of North Baddesley Infants and Junior School and The Mountbatten School (secondary).</p> <p>It is understood that there may be a potential to contribute to cumulative school capacity constraints.</p>
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for the relationship with the settlement</p>



<b>Site Name</b>	Land North Flexford Road, Valley Park	<b>SHELAA Ref</b>	457
<b>Site Area</b>	49.8ha	<b>Site Capacity</b>	900 dwellings

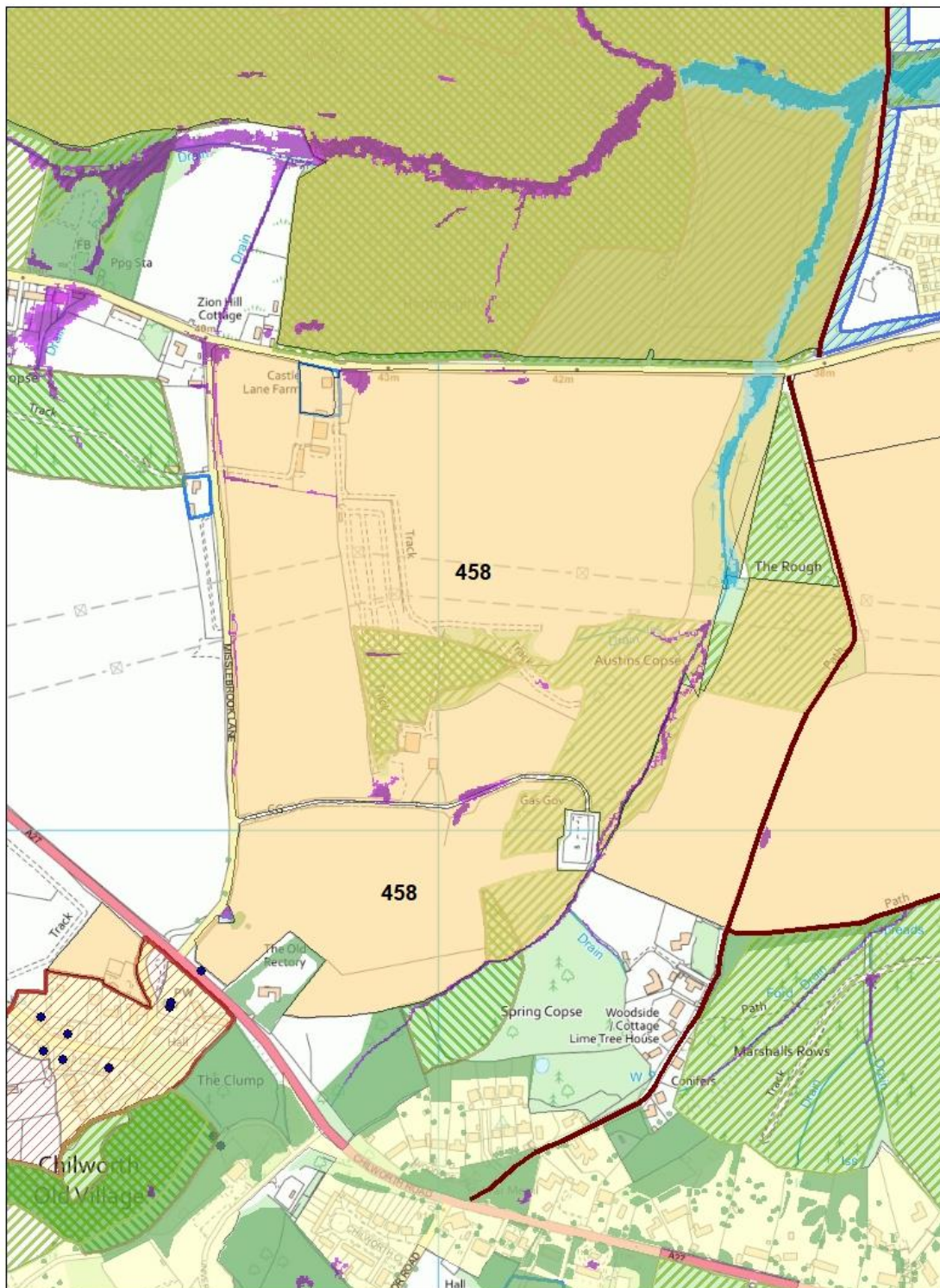


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Flexford Road
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is not access to walking and cycling routes.</p> <p>There is a bus stop located on Knightwood Road that has a very limited service. There is a railway station at Chandler's Ford, approximately 2.5km to the south east of the site, providing regular services to Romsey and Salisbury.</p>
Environmental receptors	<p>Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.</p> <p>There are no specific environmental receptors present on this site that have been identified at this stage.</p>
Flooding	<p>Part of the site within an area at high, medium and low risk of flooding from surface water, largely in the northwest of the site.</p> <p>Part of the site is indicated to potentially be susceptible to groundwater flooding at the surface in the northwest of the site.</p>
Landscape and character	This large site is not adjacent to existing residential development and adjoins woodland to the north and south and areas of open countryside. Development in this location has the potential to affect the separation of Valley Park and Ampfield.
Historic environment	There is a listed building adjacent to the southwest corner of the site.
Biodiversity and habitats	<p>There is a SINC and ancient woodland adjacent to the site to the south, which also extends into the centre of the site. There is ancient woodland adjacent to the site to the north.</p> <p>There are small areas of BAP priority habitat within the site and larger areas adjacent to the site to the north and south of the site.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation) and Solent SACs (nutrients), River Itchen SAC (nutrients).</p>
Education infrastructure	<p>Within the catchment of North Baddesley Infants and Junior School and The Mountbatten School (secondary).</p> <p>It is understood that there may be a potential to contribute to cumulative school capacity constraints.</p>
Other on site considerations	<p>Part of the site falls within a mineral consultation area.</p> <p>There is a public right of way crossing the site north to south in the east of the site.</p>
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for the landscape impact of the site.</p>



<b>Site Name</b>	Land at Castle Lane Farm, Valley Park	<b>SHELAA Ref</b>	458
<b>Site Area</b>	52ha	<b>Site Capacity</b>	200-400 dwellings

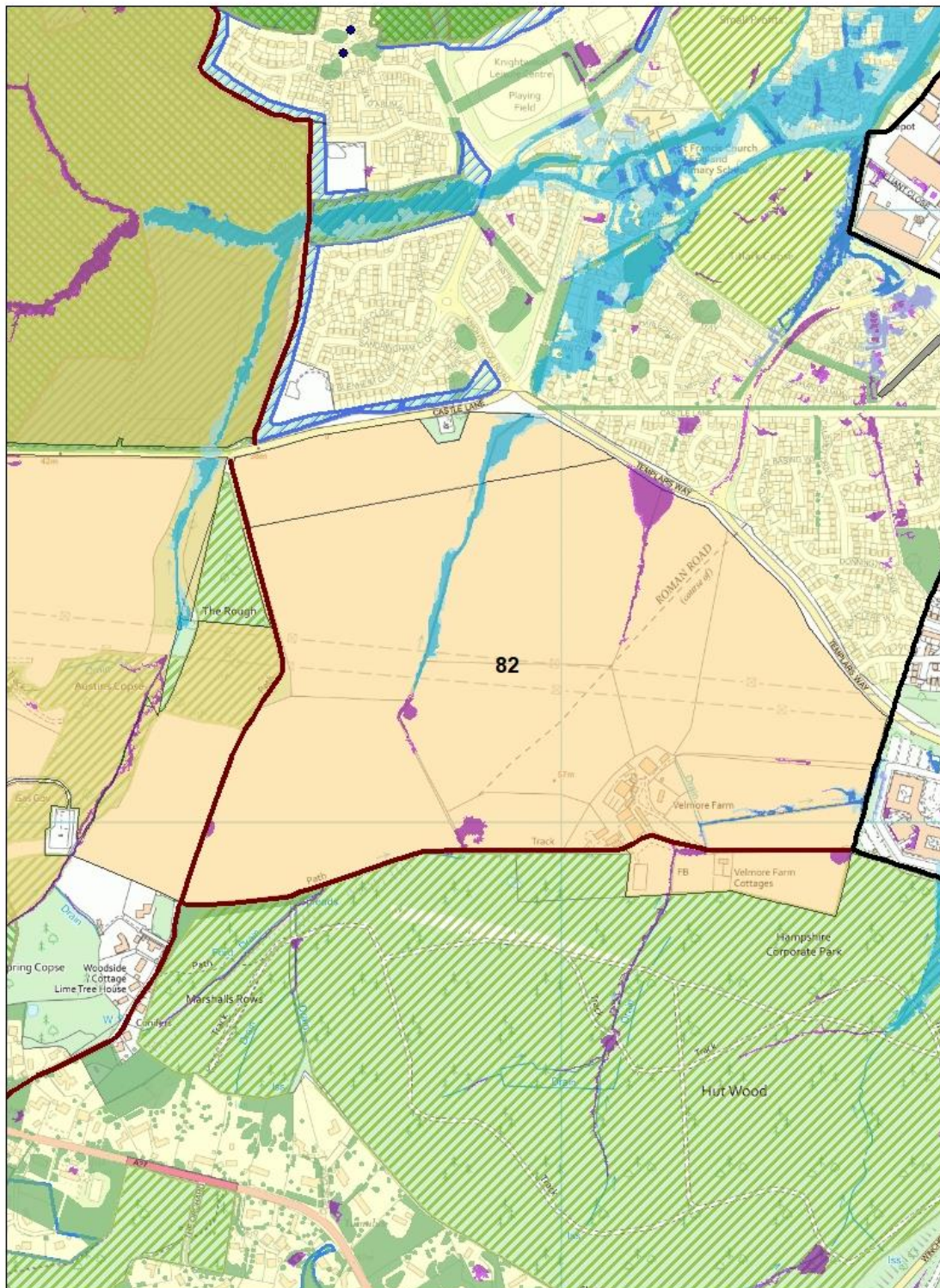


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Castle Lane or Misslebrook Lane
Accessibility	<p>The site is between 800 meters and 1.6 kilometres of a primary school and between 800 meters and 1.6 kilometres of a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Castle Lane that has a regular service to Romsey and Eastleigh.</p>
Environmental receptors	<p>Based on the national dataset, indicated to be grade 4 land in the agricultural land classification.</p> <p>Part of the site may be affected by road noise.</p>
Flooding	<p>Part of the site is within an area at high risk of flooding from surface water in pockets throughout the centre of the site.</p> <p>The site / Part of the site is indicated to potentially be susceptible to groundwater flooding at the surface and below the surface along the eastern boundary.</p>
Landscape and character	This large site is not adjacent to existing residential development and adjoins woodland to the north and south and areas of open countryside. There are TPOs on the site boundary to the south.
Historic environment	There is a listed building adjacent to the southwest corner of the site. The Chilworth Conservation Area extends up to Chilworth Road (A27), which lies adjacent to the south west boundary of the site.
Biodiversity and habitats	<p>There is a SINC within the centre and to the east and north of the site. There is an area of ancient woodland within the centre of the site and a further area within the site to the south and adjacent to the south. There is BAP priority habitat within the centre and east of the site and adjacent to the site to the west, south and east of the site.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation).</p>
Education infrastructure	<p>Within the catchment of North Baddesley Infants and Junior School and The Mountbatten School (secondary).</p> <p>It is understood that there may be a potential to contribute to cumulative school capacity constraints.</p>
Other on site considerations	<p>Part of the site falls within a mineral consultation area.</p> <p>There are overhead pylons crossing the site east the west through the centre of the site.</p>
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for the relationship with the settlement</p>



<b>Site Name</b>	Velmore Farm, Valley Park	<b>SHELAA Ref</b>	82
<b>Site Area</b>	67ha	<b>Site Capacity</b>	850 dwellings

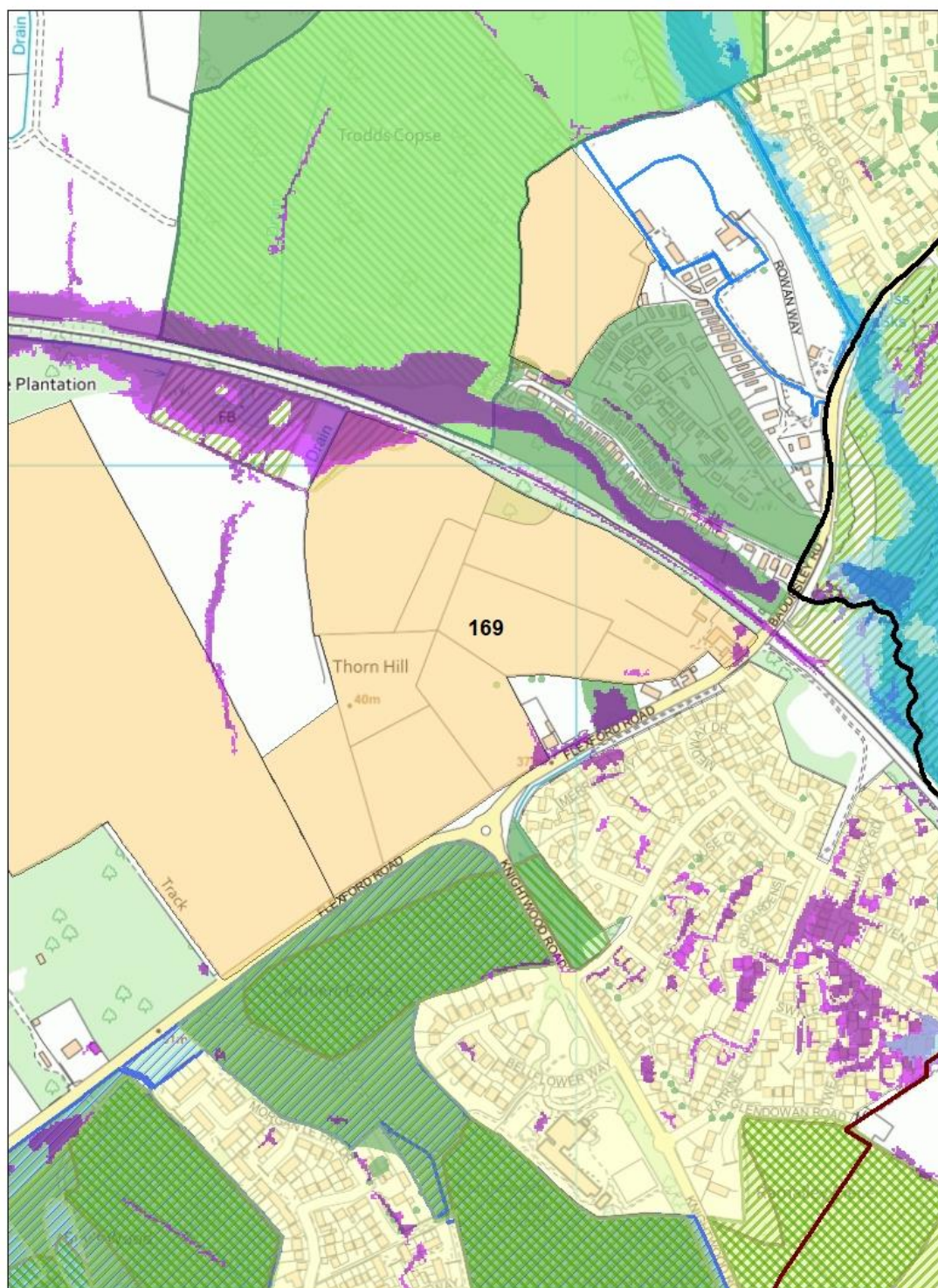


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Templars Way
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Templars Way that has a regular service to Romsey and Eastleigh.</p>
Environmental receptors	<p>Based on the national dataset, indicated to be grade 4 land in the agricultural land classification.</p> <p>Published site specific information is available that indicates grade 3a and 3b agricultural land classification</p> <p>Part of the site may be affected by road noise.</p>
Flooding	<p>Part of the site is within an area at high, medium and low risk of flooding from surface water predominantly in the northeast and south. Part of the site is within an area at risk of flooding from rivers (zone 2 and 3) running through the centre of the site from the northern boundary</p> <p>Part of the site is indicated to potentially be susceptible to groundwater flooding, at and below the surface, along the western boundary.</p>
Landscape and character	The site is adjacent to existing residential development to the north and east. The overall landscape sensitivity of the site was assessed to be of High overall sensitivity related to its elevated and open character. Development in this location has the potential to affect the separation of Valley Park and Chilworth.
Historic environment	The site is crossed by the line of a Roman road and LiDAR suggests the survival of earthworks, which may require further investigation.
Biodiversity and habitats	<p>There is a SINC within and adjacent to the site to the west and south of the site. There is BAP priority habitat within and adjacent to the site to the west.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation), River Itchen SAC (nutrients).</p>
Education infrastructure	Mainly within the catchment of Nightingale Primary School and Crestwood Community School (secondary).
Other on site considerations	<p>A small part of the site falls within a mineral consultation area. There is a public right of way crossing the site north to south, in the west of the site, and a second crosses the site east to west, towards the south of the site.</p> <p>There are overhead pylons and lines crossing the site east the west, through the centre of the site.</p>
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>



<b>Site Name</b>	Land off Flexford Road, Valley Park	<b>SHELAA Ref</b>	169
<b>Site Area</b>	12.1ha	<b>Site Capacity</b>	200 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Flexford Road
Accessibility	<p>The site is between 800 metres and 1.6 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is not access to walking and cycling routes.</p> <p>There is a bus stop located on Baddesley Road that has a very limited service. There is a railway station at Chandler's Ford, approx. 2.3km to the south east, providing regular services to Romsey and Salisbury.</p>
Environmental receptors	<p>Based on the national dataset, indicated to be grade 3 and 4 land in the agricultural land classification.</p> <p>Published site specific information is available that indicates grade 3a and 3b agricultural land classification</p> <p>Part of the site may be affected by rail noise.</p>
Flooding	<p>Part of the site is within an area at medium-high risk of flooding from surface water in the north of the site, and small pockets are at medium-high risk of surface water flooding to the south.</p> <p>Part of the site is indicated to potentially be susceptible to groundwater flooding below the surface in the south of the site</p>
Landscape and character	<p>The site is adjacent to existing residential development to the south and adjoins a railway line to the north.</p> <p>The overall landscape sensitivity of the site was assessed to be Moderate-Low. There are woodlands in the area to the north and south. Development in this location has the potential to affect the separation of Valley Park and Ampfield. There are TPOs on the site boundaries</p>
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There is a SINC within the site to the north.</p> <p>There are small areas of BAP priority habitat within the site on the north east boundary and adjacent to the site to the south.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation) and Solent SACs (nutrients), River Itchen SAC (nutrients).</p>
Education infrastructure	Within the catchment of Hiltingbury Infants and Junior School and Thornden School (secondary). It is understood that there may be a potential to contribute to primary school capacity constraints.
Other on site considerations	The site falls within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred</b>

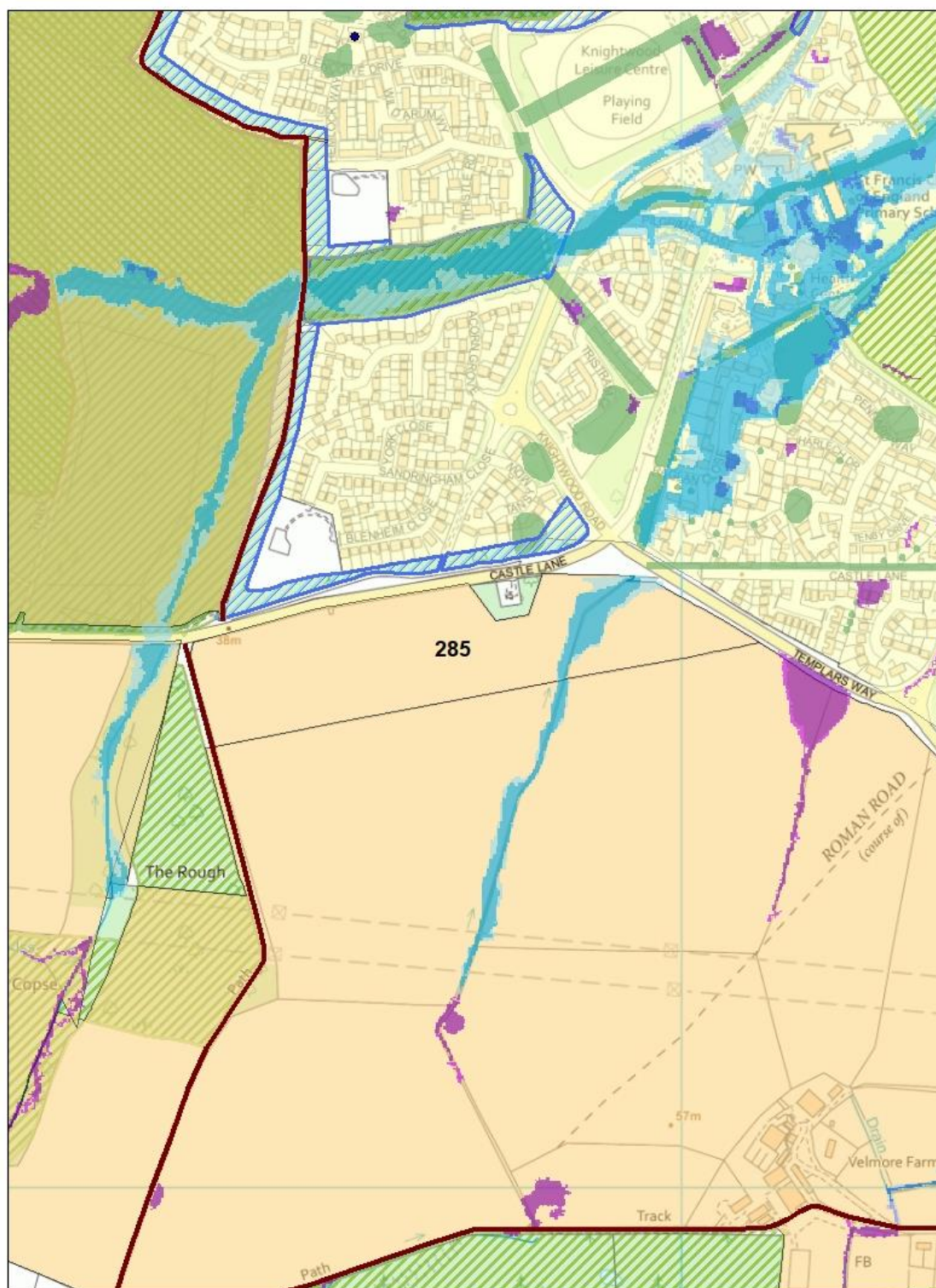




Theme/Topic	Assessment
Access	Vehicular access is likely to be from Flexford Road.
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is not access to walking and cycling routes.</p> <p>There is a bus stop located on Knightwood Road that has a very limited service. There is a railway station at Chandlers Ford, approx. 2.3km to the east, providing regular services to Romsey and Salisbury.</p>
Environmental receptors	<p>Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.</p> <p>There are no specific environmental receptors present on this site that have been identified at this stage.</p>
Flooding	Parts of the site are within areas at medium to high risk of flooding from surface water, in the northwest corner of the site and to the north east.
Landscape and character	<p>The site is adjacent to existing residential development to the south east and adjoins woodland areas to the east (Valley Park Nature Reserve), south and south west (Great Covert). The overall landscape sensitivity of the site was assessed to be Moderate-High.</p> <p>There are TPOs on the site boundaries</p>
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There is a LNR (Valley Park Woodland), SINC and ancient woodland adjacent to the site to the east and south. There is BAP priority habitat within and adjacent to the site to the east and south of the site.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation) and Solent SACs (nutrients), River Itchen SAC (nutrients).</p>
Education infrastructure	<p>Within the catchment of North Baddesley Infants and Junior School and The Mountbatten School (secondary).</p> <p>It is understood that there may be a potential to contribute to cumulative school capacity constraints.</p>
Other on site considerations	<p>Part of the site falls within a mineral consultation area.</p> <p>There is a public right of way crossing the site east to west, in the north of the site, and a further public right of way runs along the southern boundary.</p>
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for the potential implications on ecological assets and when accounting for the relationship with the settlement</p>



<b>Site Name</b>	Land at Castle Lane, Valley Park	<b>SHELAA Ref</b>	285
<b>Site Area</b>	6.2ha	<b>Site Capacity</b>	220 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Castle Lane.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and within 800 metres of a local food store. There is access to walking and cycling routes. There is a bus stop located on Templars Way that has a regular service to Romsey and Eastleigh.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. There are no specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from rivers (zones 2 and 3), running through the site from the northeast corner.
Landscape and character	The site is adjacent to existing residential development to the north and east. The site adjoins woodland to the west and north west. Development in this location has the potential to affect the separation of Valley Park and Chilworth.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a SINC and BAP priority habitat adjacent to the site to the west. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation), River Itchen SAC (nutrients).
Education infrastructure	Mainly within the catchment of North Baddesley Infant and Junior Schools and Mountbatten School (Secondary).
Other on site considerations	There is a public right of way running along the western boundary of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred (as part of larger combined site)</b>



<b>Site Name</b>	Land at Warner's Farm, Wellow	<b>SHELAA Ref</b>	228
<b>Site Area</b>	5ha	<b>Site Capacity</b>	50 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Whinwhistle Road
Accessibility	<p>The site is between 800 metres and 1.6 kilometres a primary school and between 1.6 and 5 kilometres from a local food store. There is not access to walking and cycling routes.</p> <p>There is a bus stop located on Salisbury Road that has a regular service to Salisbury and Southampton.</p>
Environmental receptors	<p>Based on the national dataset, indicated to be grade 4 land in the agricultural land classification.</p> <p>There is a sewage works to the east of the site.</p>
Flooding	Majority of the site is indicated to potentially be susceptible to groundwater flooding at the surface
Landscape and character	The site is bounded by trees and some dispersed residential development. The site is adjacent to a designated local green space. The river Blackwater runs to the north of the site.
Historic environment	There are 3 listed buildings adjacent to the site.
Biodiversity and habitats	<p>There is BAP priority habitat adjacent to the site to the north.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation), Mottisfont Bats SAC (foraging habitat).</p>
Education infrastructure	Within the catchment of Wellow School (primary) and The Mountbatten School (secondary).
Other on site considerations	The site falls within a mineral consultation area. There is a public right of way crossing the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for the relationship with the settlement and access to key facilities and services</p>

<b>Site Name</b>	Land west of Whinwhistle Road, Wellow	<b>SHELAA Ref</b>	229
<b>Site Area</b>	8ha	<b>Site Capacity</b>	78 dwellings

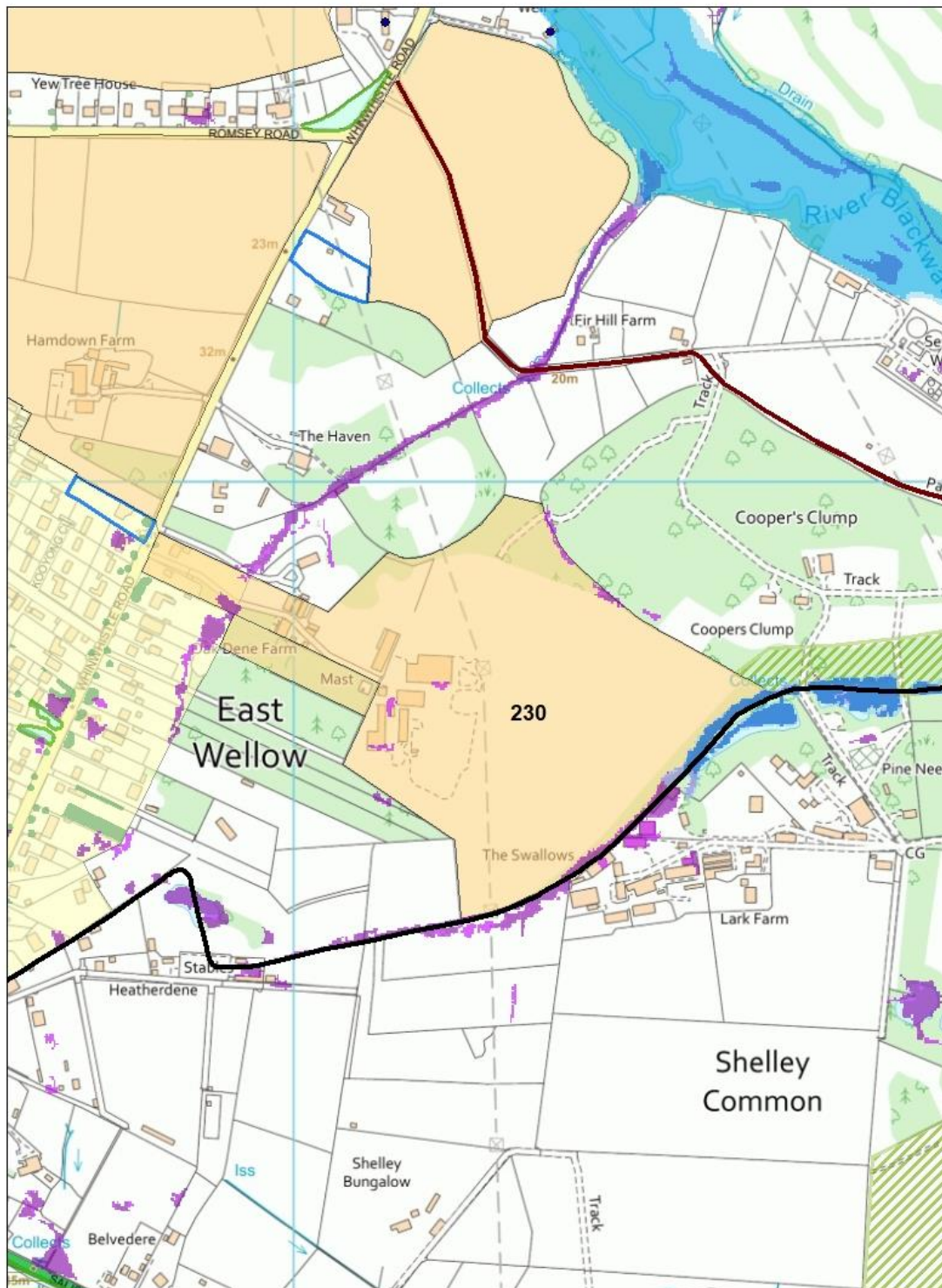


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Romsey Road
Accessibility	The site is within 800 metres of a primary school and between 1.6 and 5 kilometres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Salisbury Road that has a regular service to Salisbury and Southampton.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Small part of the site along the northern boundary is within an area at risk of flooding from rivers (zone 2 and 3). Majority of the site is indicated to potentially be susceptible to groundwater flooding at the surface.
Landscape and character	The site is adjacent to existing residential development to the south and west. The river Blackwater runs to the north of the site.
Historic environment	There are 2 listed buildings adjacent to the site.
Biodiversity and habitats	There is BAP priority habitat adjacent to the site to the north and south. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Wellow School (primary) and The Mountbatten School (secondary).
Other on site considerations	The site falls within a mineral consultation area
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for access to key facilities and services.



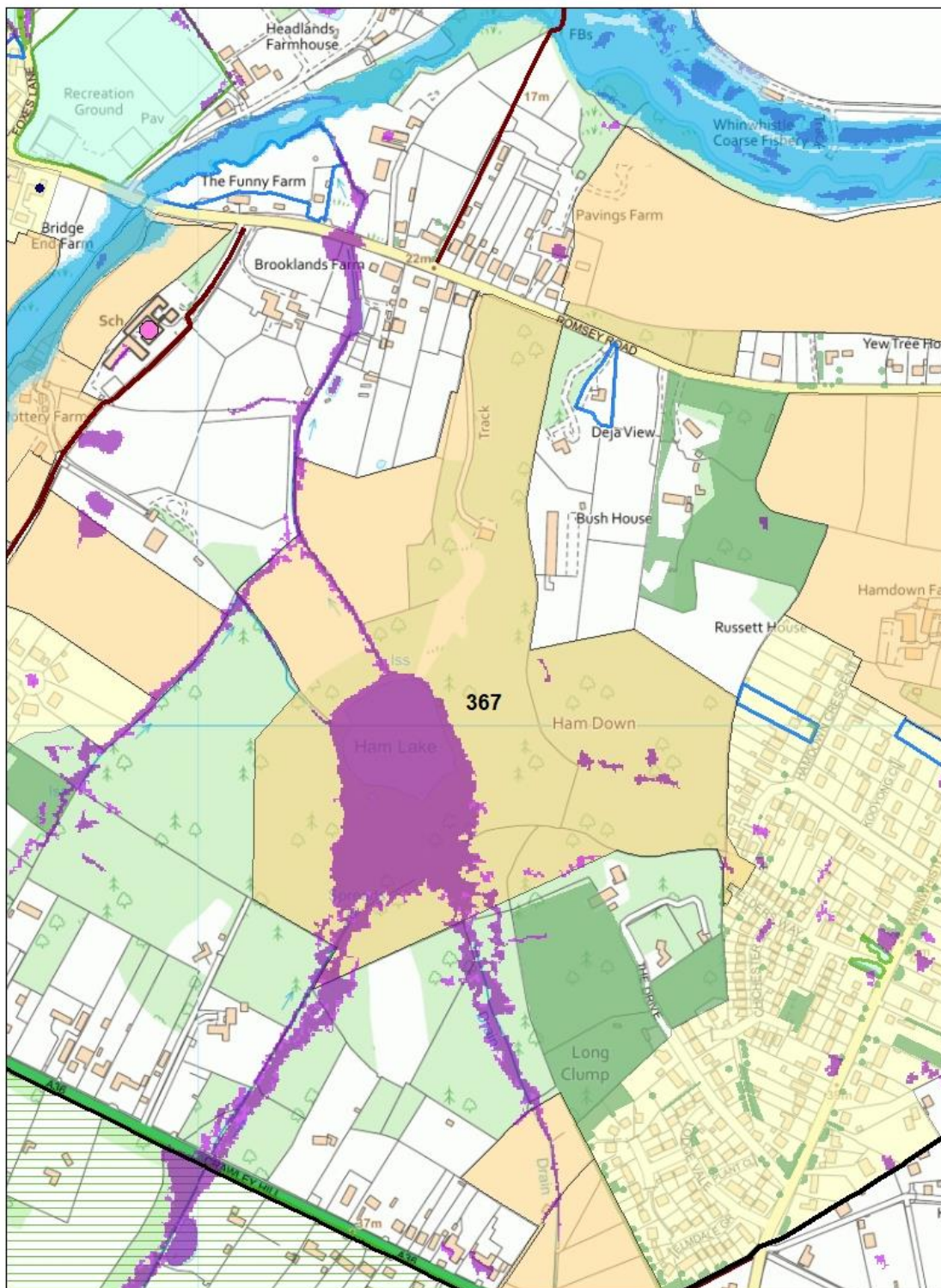
<b>Site Name</b>	Oakdene Farm, Wellow	<b>SHELAA Ref</b>	230
<b>Site Area</b>	9ha	<b>Site Capacity</b>	85 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Whinwhistle Road.
Accessibility	<p>The site is between 800 metres and 1.6 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is no access to walking and cycling routes.</p> <p>There is a bus stop located on Salisbury Road that has a regular service to Salisbury and Southampton.</p>
Environmental receptors	<p>Based on the national dataset, indicated to be grade 4 land in the agricultural land classification.</p> <p>There are no other specific environmental receptors present on this site that have been identified at this stage.</p>
Flooding	<p>A small part of the site along the eastern boundary is within an area at risk of flooding from rivers (zone 3). Some small parts of the site are within an area at risk of flooding from surface water.</p>
Landscape and character	There are existing commercial buildings on site. There is existing residential development to the west, but development would extend beyond the existing settlement. .
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There is a SINC (Coopers Clump Valley Mire) adjacent to the site to the east. There is BAP priority habitat within and adjacent to the site to the north.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation), Mottisfont Bats SAC (foraging habitat).</p>
Education infrastructure	Within the catchment of Wellow School (primary) and The Mountbatten School (secondary).
Other on site considerations	The site falls partially within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for the relationship with the settlement and access to key facilities and services.</p>

<b>Site Name</b>	Land at Hamdown House, Wellow	<b>SHELAA Ref</b>	367
<b>Site Area</b>	37.7ha	<b>Site Capacity</b>	140 dwellings



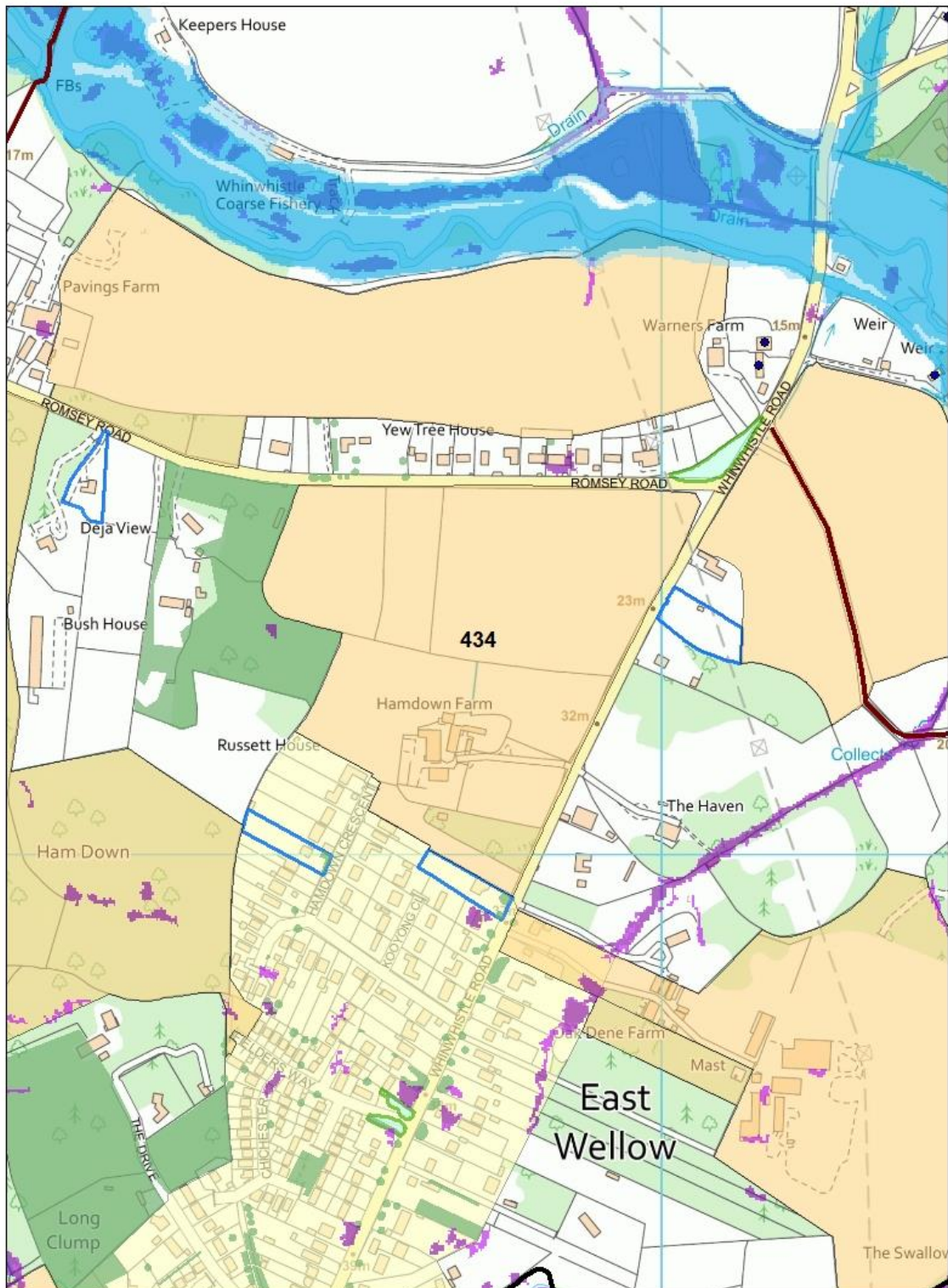
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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Romsey Road
Accessibility	The site is within 800 metres of a primary school and between 1.6 and 5 kilometres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Salisbury Road that has a regular service to Salisbury and Southampton.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The central and southern part of the site is within an area at risk of flooding from surface water (high probability) and is also indicated to potentially be susceptible to groundwater flooding at the surface and below the surface.
Landscape and character	The site is adjacent to existing residential development to the north and east. The site is heavily wooded. There are TPOs on the southern site boundary
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is BAP priority habitat within the site to the north, south, east and west. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Wellow School (primary) and The Mountbatten School (secondary).
Other on site considerations	The site falls partially within a mineral consultation area.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the potential implications on ecological assets, and when accounting for the risk of flooding from surface water.



<b>Site Name</b>	Hamworth Farm, Wellow	<b>SHELAA Ref</b>	434
<b>Site Area</b>	10.6ha	<b>Site Capacity</b>	250 dwellings

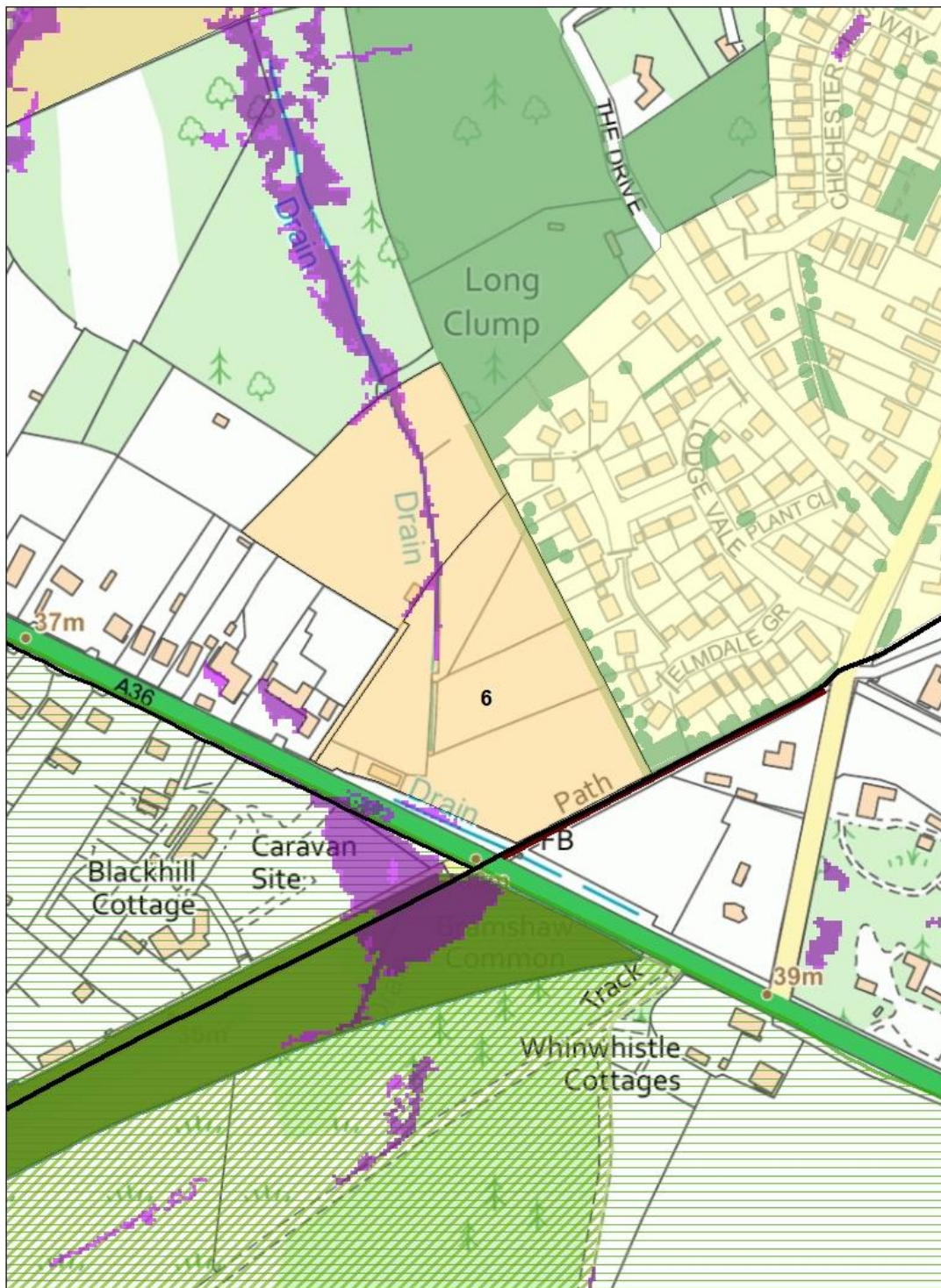


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Whinwhistle Road. Access could also be from Romsey Road.
Accessibility	The site is between 800 metres and 1.6 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is no access to walking and cycling routes. There is a bus stop located on Salisbury Road that has a regular service to Salisbury and Southampton.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	There is an existing farmhouse and agricultural buildings on site. The site is adjacent to existing residential development to the north and south. The site is adjacent to a designated local green space. There are TPOs on the western site boundary.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is BAP priority habitat adjacent to the site to the west. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Wellow School (primary) and The Mountbatten School (secondary).
Other on site considerations	Majority of the site falls within a mineral consultation area
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for access to key facilities and services and the scale of the site.



<b>Site Name</b>	The Field, Crawley Hill, Wellow	<b>SHELAA Ref</b>	6
<b>Site Area</b>	1.9ha	<b>Site Capacity</b>	40 dwellings

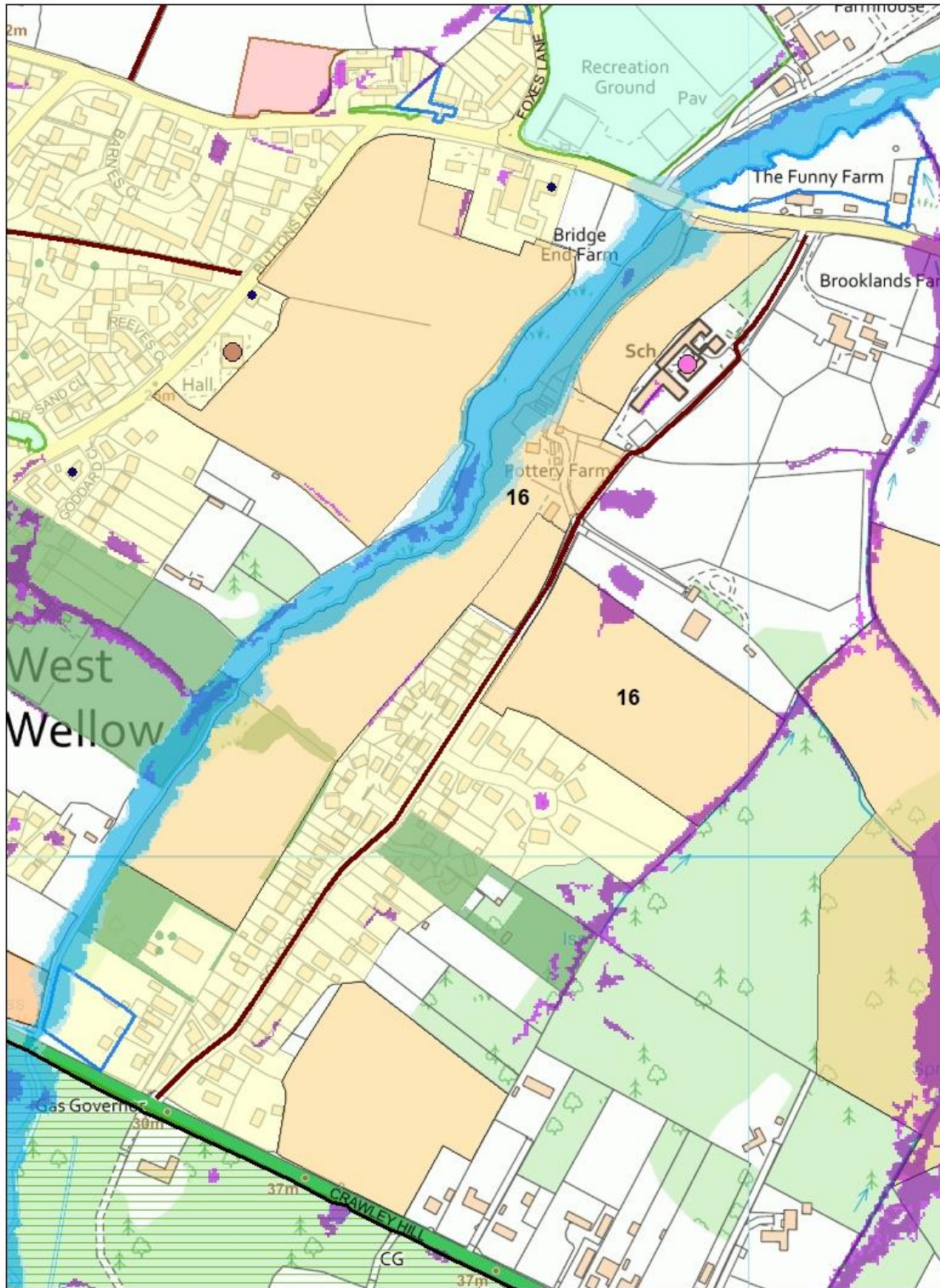


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from the A36, Salisbury Road. There may be challenges with providing an appropriate access onto a trunk road.
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Salisbury Road that has a regular service to Salisbury and Southampton.</p>
Environmental receptors	<p>Based on the national dataset, indicated to be grade 4 land in the agricultural land classification.</p> <p>The site may be affected by road noise.</p>
Flooding	A small part of the site to the northwest is within an area at risk of flooding from surface water.
Landscape and character	The site is adjacent to existing residential development to the north. It has the potential to affect views to the New Forest National Park. There are TPOs on the northern site boundary.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation), Mottisfont Bats SAC (foraging habitat).</p>
Education infrastructure	Within the catchment of Wellow School (primary) and The Mountbatten School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for challenges in providing appropriate access to the site. When accounting for access to key facilities and services.</p>



<b>Site Name</b>	Pottery Farm, Wellow	<b>SHELAA Ref</b>	16
<b>Site Area</b>	9.5ha	<b>Site Capacity</b>	135 dwellings

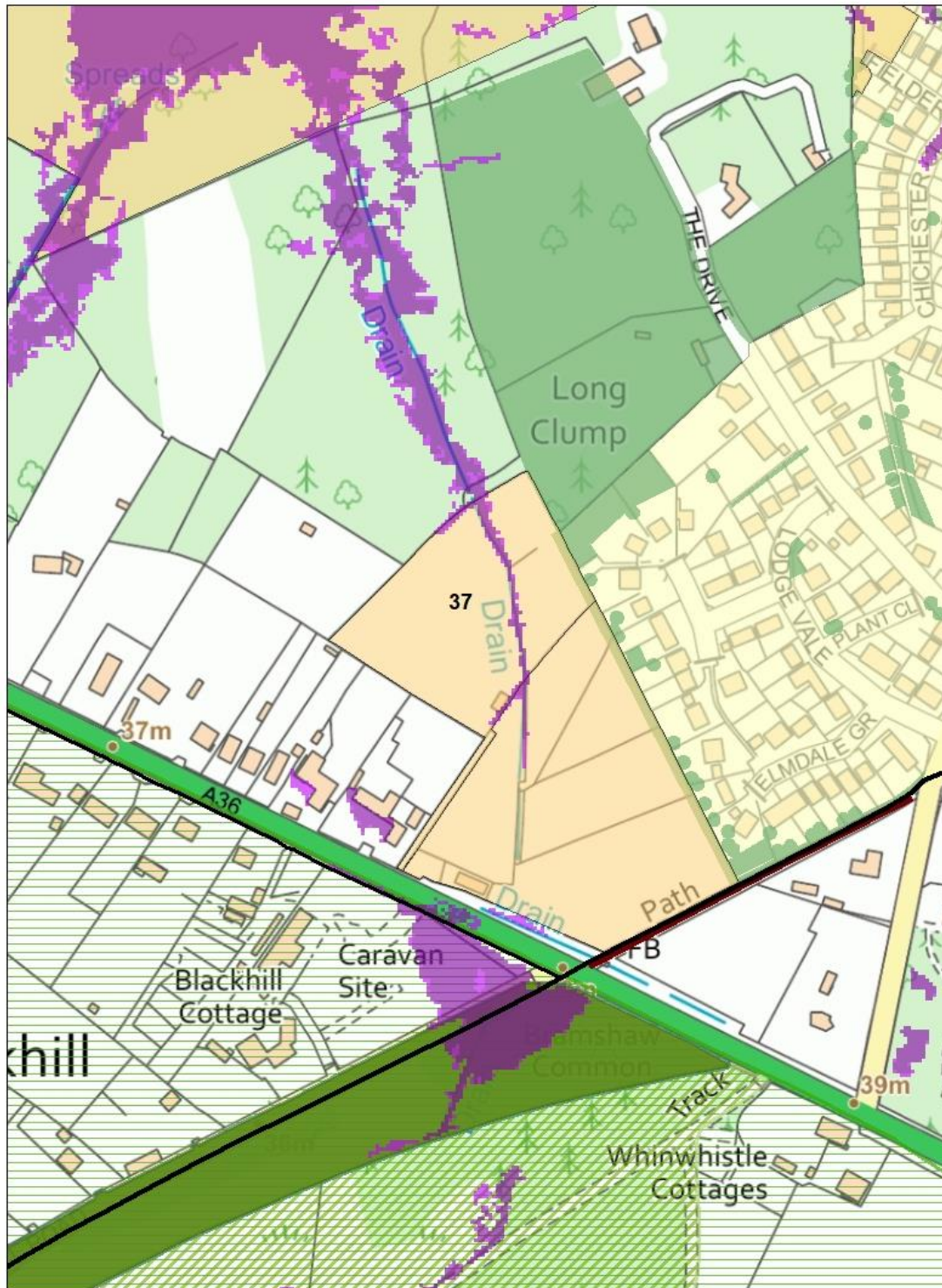


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from School Road. There may be challenges providing an appropriate access, due to the junction with the A36, which is a trunk road.
Accessibility	<p>The site is within 800 metres of a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Salisbury Road that has a regular service to Salisbury and Southampton.</p>
Environmental receptors	<p>Based on the national dataset, indicated to be grade 4 land in the agricultural land classification.</p> <p>There are no other specific environmental receptors present on this site that have been identified at this stage.</p>
Flooding	<p>Part of the site to the west is within an area at risk of flooding from surface water and rivers (zones 2 and 3). The site is indicated to potentially be susceptible to groundwater flooding at the surface and below the surface.</p>
Landscape and character	The site comprises two parcels of land, either side of School Road. The western parcel is bounded by a watercourse on the western boundary. There is existing residential development to the east. There are TPOs within the site. The eastern parcel is bounded by trees on three sides and is enclosed. There is existing residential development to the south.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is BAP priority habitat within and adjacent to western parcel and adjacent to the eastern parcel. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Wellow School (primary) and The Mountbatten School (secondary).
Other on site considerations	The site falls partly within a mineral consultation area. There is a public right of way running between both parcels along School Road.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for challenges in providing appropriate access to the site.</p>



<b>Site Name</b>	Land to rear of "Iona" & "Bellevue Garage", Wellow	<b>SHELAA Ref</b>	37
<b>Site Area</b>	1.1ha	<b>Site Capacity</b>	26 dwellings

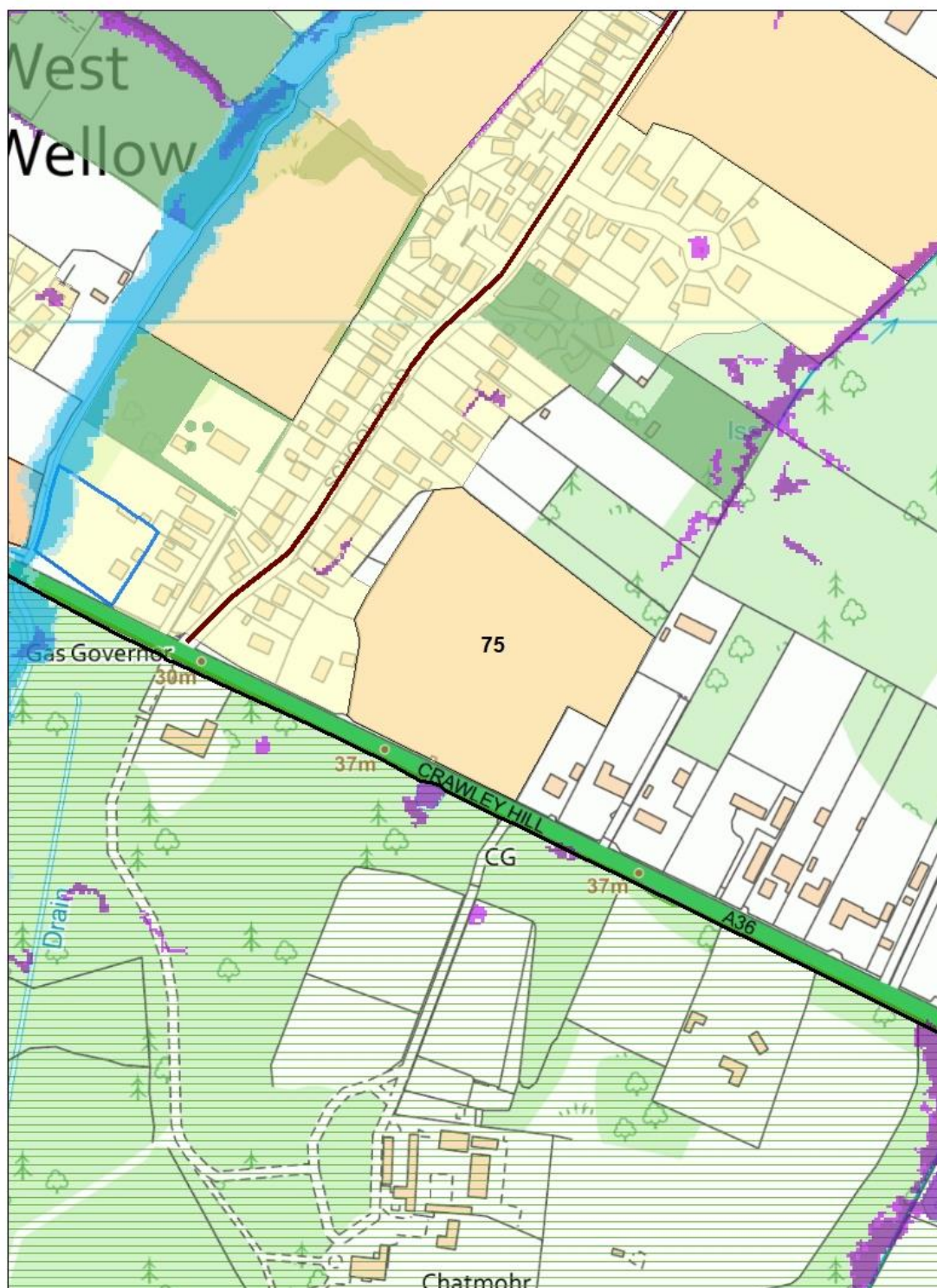


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from the A36 Salisbury Road. There may be challenges with providing an appropriate access due to the A36 being a trunk road.
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Salisbury Road that has a regular service to Salisbury and Southampton.</p>
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification.
Flooding	A small part of the site is within an area at risk of flooding from surface water (high probability).
Landscape and character	The site is adjacent to existing residential development to the south and east. There is woodland to the north. The site has the potential to affect views to the New Forest National Park. There are TPOs on the northern site boundary.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There is BAP priority habitat adjacent to the site to the west.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation), Mottisfont Bats SAC (foraging habitat).</p>
Education infrastructure	Within the catchment of Wellow School (primary) and The Mountbatten School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<p><b>Not preferred</b></p> <p>When accounting for challenges in providing appropriate access to the site.</p>



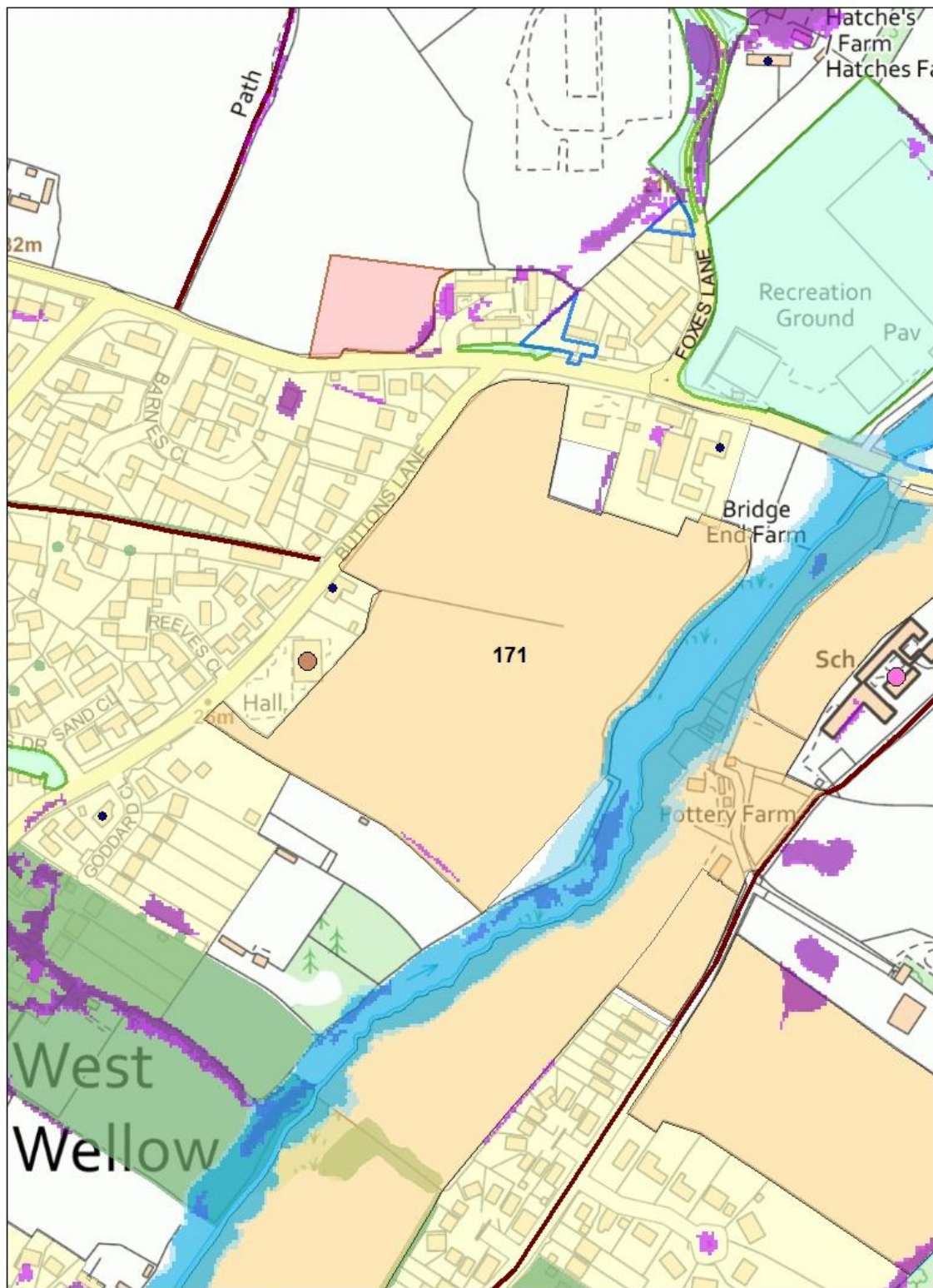
<b>Site Name</b>	Land east of School Road, Wellow	<b>SHELAA Ref</b>	75
<b>Site Area</b>	2.4ha	<b>Site Capacity</b>	35 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from the A36 Salisbury Road. There may be challenges with providing an appropriate access on to a truck road.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and within 800 metres of a local food store. There is no direct access to walking and cycling routes. There is a bus stop located on Salisbury Road that has a regular service to Salisbury and Southampton.
Environmental receptors	Based on the national dataset, indicated to be grade 4 land in the agricultural land classification. Part of the site may be affected by road noise.
Flooding	Part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the east and west. The site is adjacent to the A36 to the south. It has the potential to affect views to the New Forest National Park.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation), Mottisfont Bats SAC (foraging habitat).
Education infrastructure	Within the catchment of Wellow School (primary) and The Mountbatten School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for challenges in providing appropriate access to the site.

<b>Site Name</b>	Land south of Romsey Road, Wellow	<b>SHELAA Ref</b>	171
<b>Site Area</b>	5.8ha	<b>Site Capacity</b>	115 dwellings

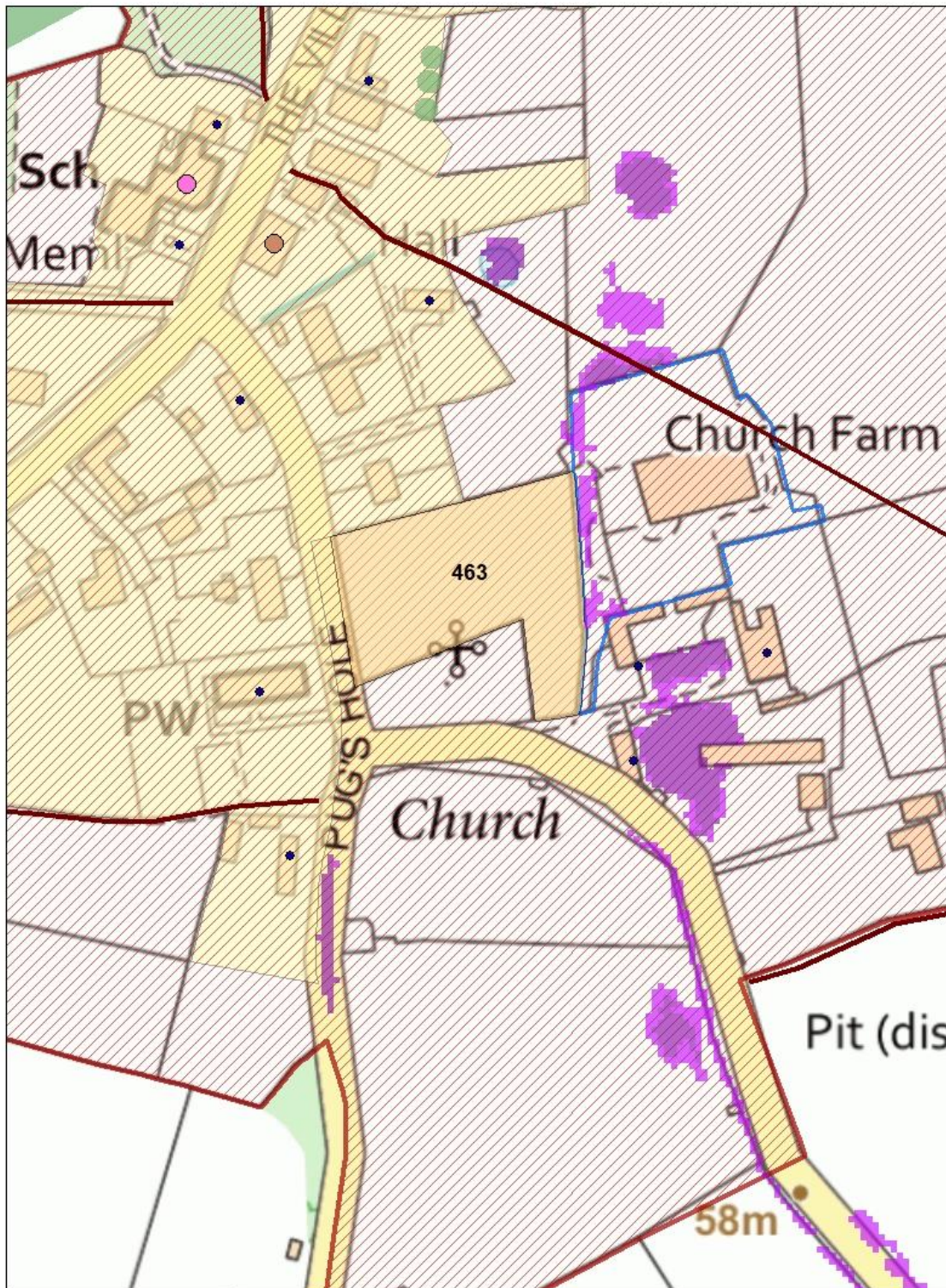


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is proposed to be from Buttons Lane
Accessibility	<p>The site is within 800 metres of a primary school and within 800 metres of a local food store. There is access to walking and cycling routes.</p> <p>There is a bus stop located on Salisbury Road that has a regular service to Salisbury and Southampton.</p>
Environmental receptors	<p>Based on the national dataset, indicated to be grade 4 land in the agricultural land classification.</p> <p>There are no other specific environmental receptors present on this site that have been identified at this stage.</p>
Flooding	There are very small areas of surface water flood risk on the southern boundary. There is an area at risk of flooding from rivers adjacent to the site to the east (zones 2 and 3), with a small part of the flood zone extending in to the site along the eastern boundary. Part of the site (approximately half) is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to existing residential development to the north and west. There is a watercourse adjacent to the site to the east.
Historic environment	There are 2 listed buildings adjacent to the site to the north and west.
Biodiversity and habitats	<p>There is BAP priority habitat adjacent to the site to the east.</p> <p>The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), Solent SPAs (recreation), Mottisfont Bats SAC (foraging habitat).</p>
Education infrastructure	Within the catchment of Wellow School (primary) and The Mountbatten School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Preferred</b>



<b>Site Name</b>	Land at Church Lane	<b>SHELAA Ref</b>	463
<b>Site Area</b>	0.3 ha	<b>Site Capacity</b>	13 dwellings

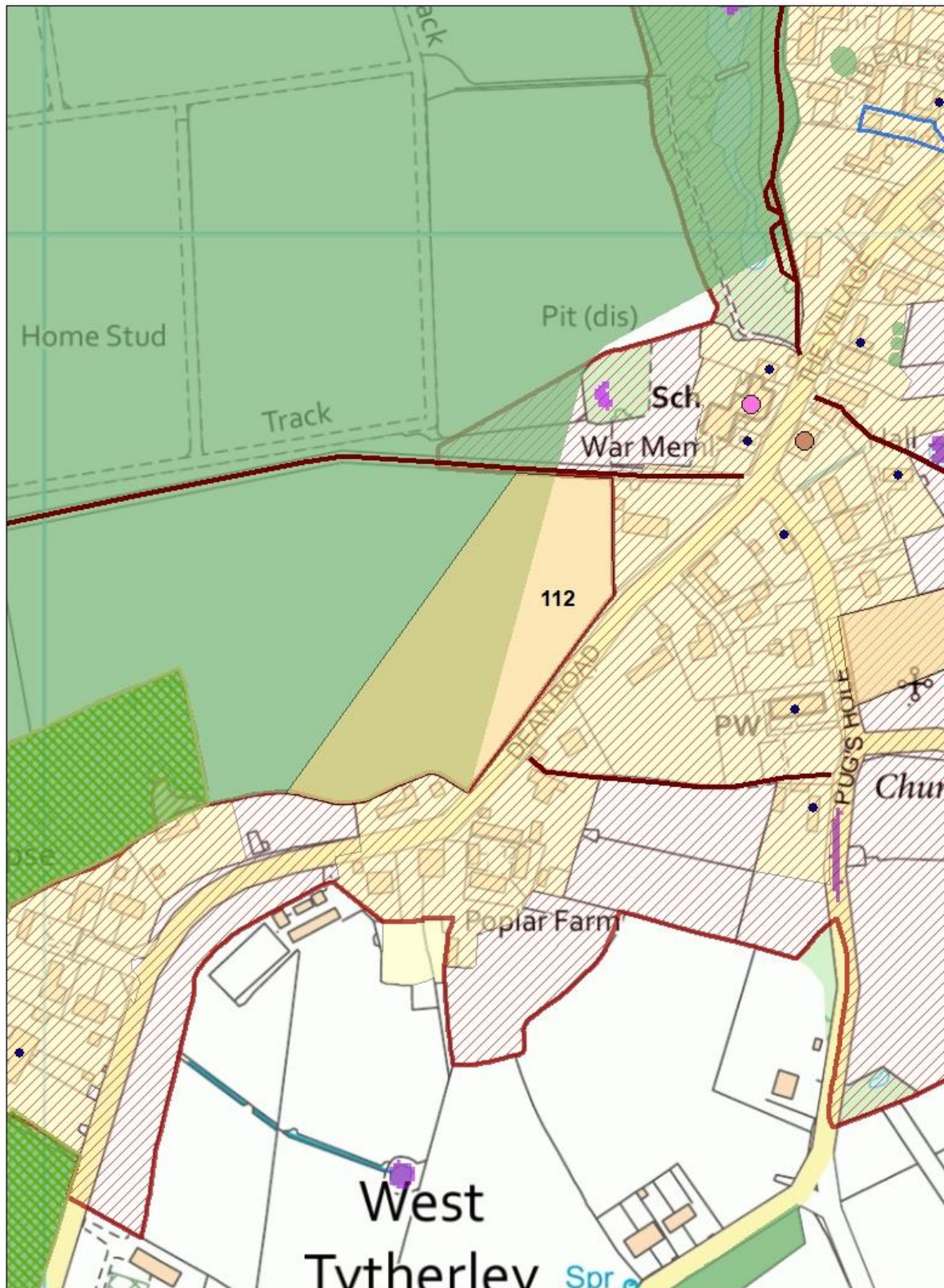


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Theme/Topic	Assessment
Access	Vehicular access is proposed to be from Church Lane.
Accessibility	The site is within 800 metres of a primary school and within 800 metres of a local food store. There is access to walking routes close to the site. There is a bus stop located near the primary school that has a limited service to Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. There are no other specific environmental receptors present on this site that have been identified at this stage.
Flooding	Part of the site is within an area at risk of flooding from surface water, this relates to a very small area on the eastern boundary of low risk. Part of the site is indicated to potentially be susceptible to groundwater flooding below the surface towards the east.
Landscape and character	The site is adjacent to existing residential development to the north and west.
Historic environment	The site is within a conservation area for West Tytherley. There are a small number of listed buildings adjacent to the site to the south east and west.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), and Mottisfont Bat SAC (foraging habitat).
Education infrastructure	Within the catchment of West Tytherley Primary School and Danebury School (secondary).
Other on site considerations	Part of the site falls within a mineral consultation area.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the potential implications on heritage asset.



<b>Site Name</b>	Land at Norman Court	<b>SHELAA Ref</b>	112
<b>Site Area</b>	1.6 ha	<b>Site Capacity</b>	46 dwellings

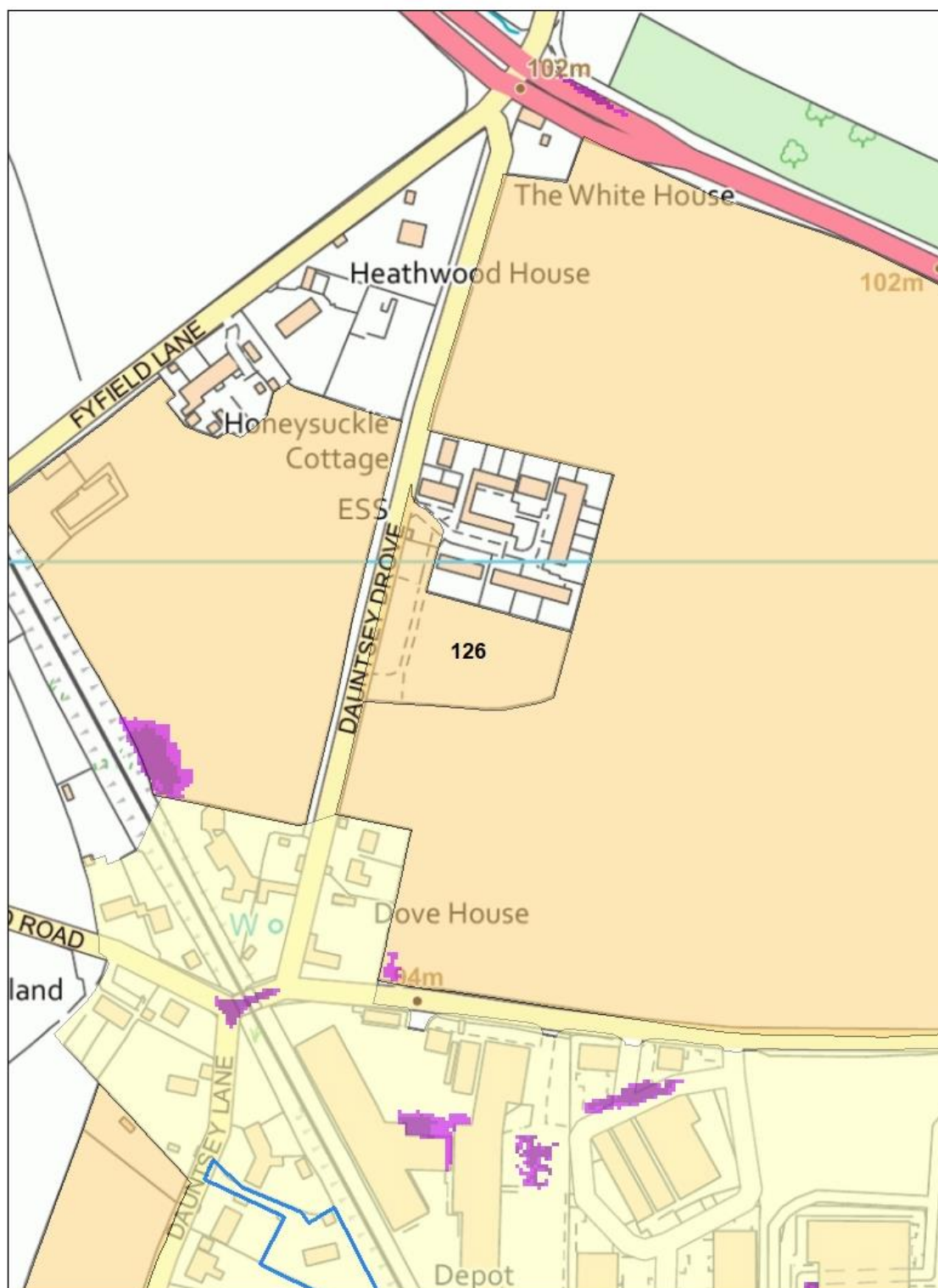


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Dean Road. There may be challenges with providing an appropriate access due to the presence of hedgerows and mature trees along the whole length of the site. The lane to the north is narrow.
Accessibility	The site is within 800 metres of a primary school and is within 800 metres of a local food store. Access to cycleways and footpaths however limited connection to wider networks. There is a bus stop located near the primary school that has a limited service to Salisbury.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site is partially in a safeguarded area surrounding a Wastewater Treatment Works.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the east and south west. There is a group TPO covering part of the site.
Historic environment	The site is adjacent to a conservation area for West Tytherley, which wraps around the north, east, and south of the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zones of influence for New Forest SAC, SPA and Ramsar site (recreation), Solent SACs (nutrients), and Mottisfont Bat SAC (foraging habitat).
Education infrastructure	Within the catchment of West Tytherley Primary School and Danebury School (secondary).
Other on site considerations	Part of the site falls within a mineral consultation area – this relates to the majority of the site. There is a public right of way running along the northern boundary of the site.
Planning status	No pending planning applications
<b>Recommendation</b>	<b>Not preferred</b> When accounting for challenges in providing appropriate access to the site.



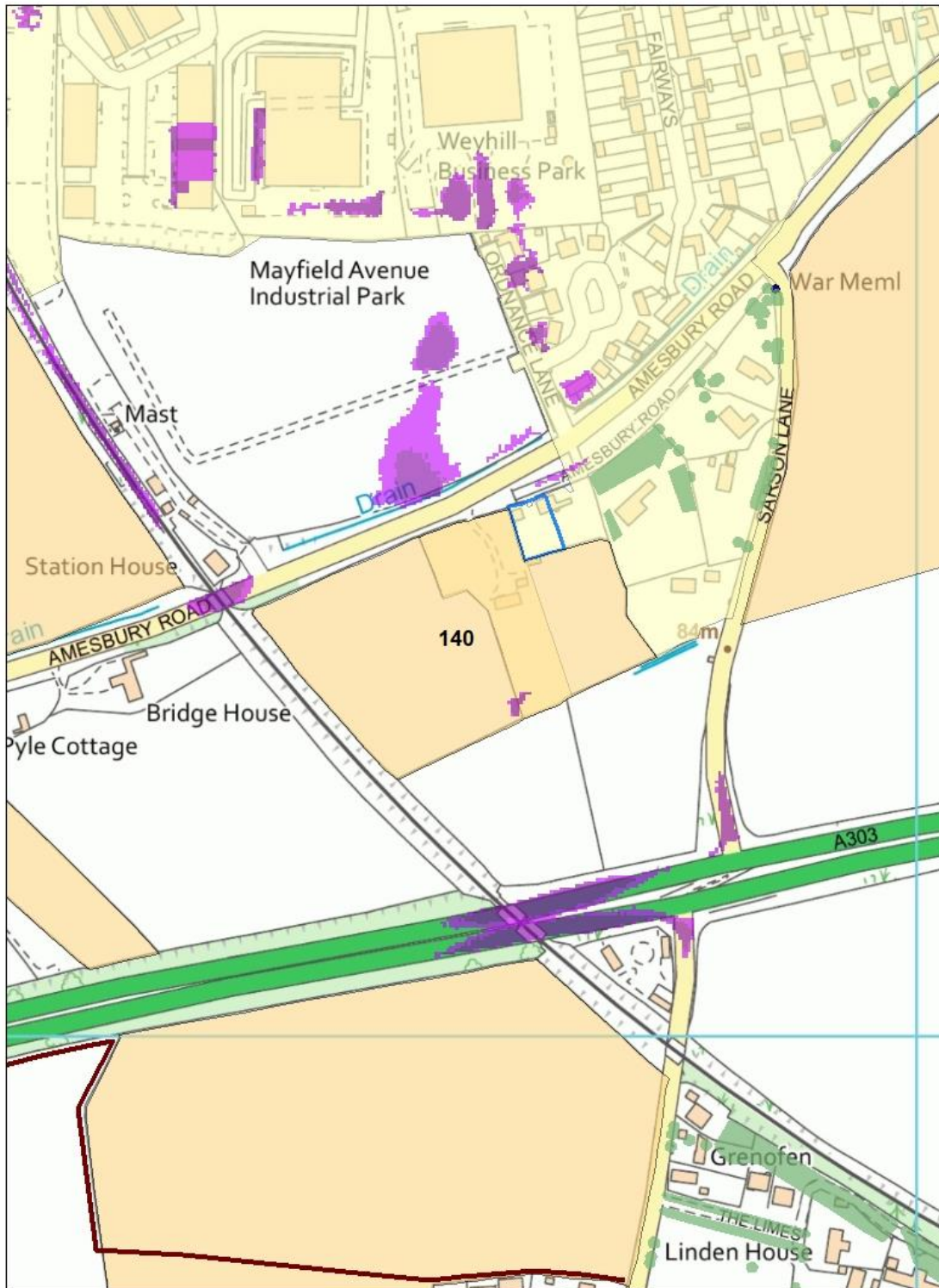
<b>Site Name</b>	Remnant land at Dauntsey Drove, Weyhill	<b>SHELAA Ref</b>	126
<b>Site Area</b>	0.67 ha	<b>Site Capacity</b>	15 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Dauntsey Drove.
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is not access to walking and cycling routes.</p> <p>There is a bus stop located on Andover Road (A342) that has a frequent service to Andover/Salisbury.</p>
Environmental receptors	The site is within a groundwater source protection zone (zones 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the north and agricultural land to the south and east.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within the zone of influence for Solent SACs (nutrients).</p>
Education infrastructure	Within the catchment of Kimpton, Thruxton and Fyfield Church of England Primary School and Harrow Way Community School (secondary).
Other on site considerations	None identified.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>

<b>Site Name</b>	Land at Mayfield House, Weyhill	<b>SHELAA Ref</b>	140
<b>Site Area</b>	2.64 ha	<b>Site Capacity</b>	63 dwellings

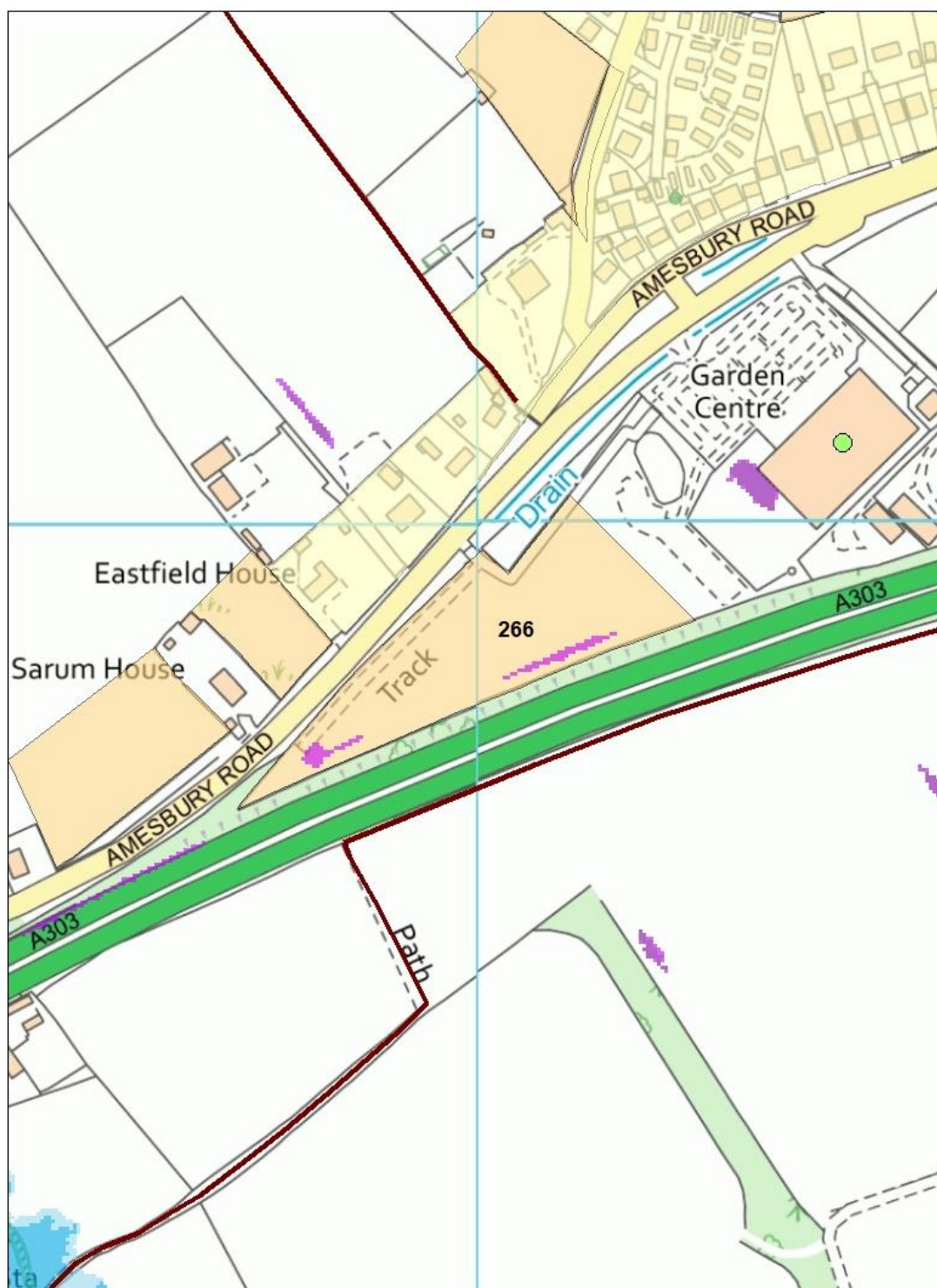


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Amesbury Road.
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is no access to walking and cycling routes.</p> <p>There is a bus stop located on Amesbury Road that has a limited service to Andover.</p>
Environmental receptors	<p>The site is within a groundwater source protection zone (zones 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available for part of the site (to the west) that indicates this land is in the grade 2 category. The site may be affected by road noise from the A303 to the south. The site is adjacent to the railway line to the west.</p>
Flooding	A small part of the site to the south is identified as being within a zone at risk of flooding from surface water (high, medium and low risk). Part of the site to the south east is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to some existing residential development to the east and the railway line to the west.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within the zone of influence for Solent SACs (nutrients).</p>
Education infrastructure	Within the catchment of Amport Church of England Primary School and John Hanson Community School (secondary).
Other on site considerations	None identified
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>



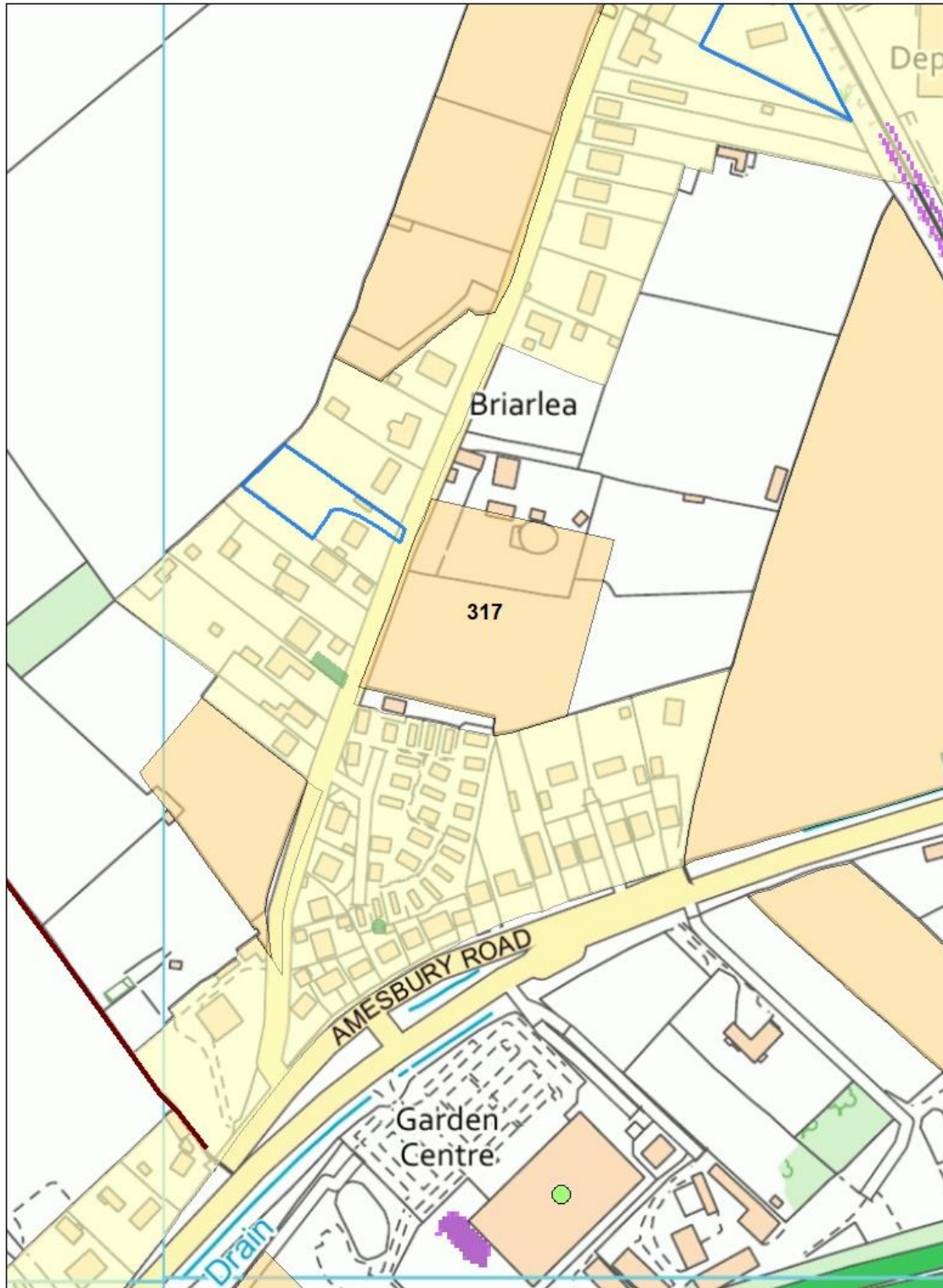
<b>Site Name</b>	Land adjacent to Garden Centre, Weyhill	<b>SHELAA Ref</b>	266
<b>Site Area</b>	1.29 ha	<b>Site Capacity</b>	40 dwellings



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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Amesbury Road.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and within 800 metres from a local food store. There is no access to walking or cycling routes. There is a bus stop located on Amesbury Road that has a limited service to Andover.
Environmental receptors	The majority of the site is within a groundwater source protection zone (zones 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site may be affected by road noise from the A303 to the south.
Flooding	A small part of the site to the south is within an area at risk of flooding from surface water (medium and low risk). Part of the site is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to the garden centre to the east, and the A303 to the south. The site is on the edge of the village.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Amport Primary School and John Hanson Community School (secondary).
Other on site considerations	Part of the site falls within a mineral consultation area.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not Preferred</b> When accounting for the relationship with the settlement and the potential sensitivities to noise.

<b>Site Name</b>	Land east of Dauntsey Lane, Weyhill	<b>SHELAA Ref</b>	317
<b>Site Area</b>	0.99 ha	<b>Site Capacity</b>	15 dwellings

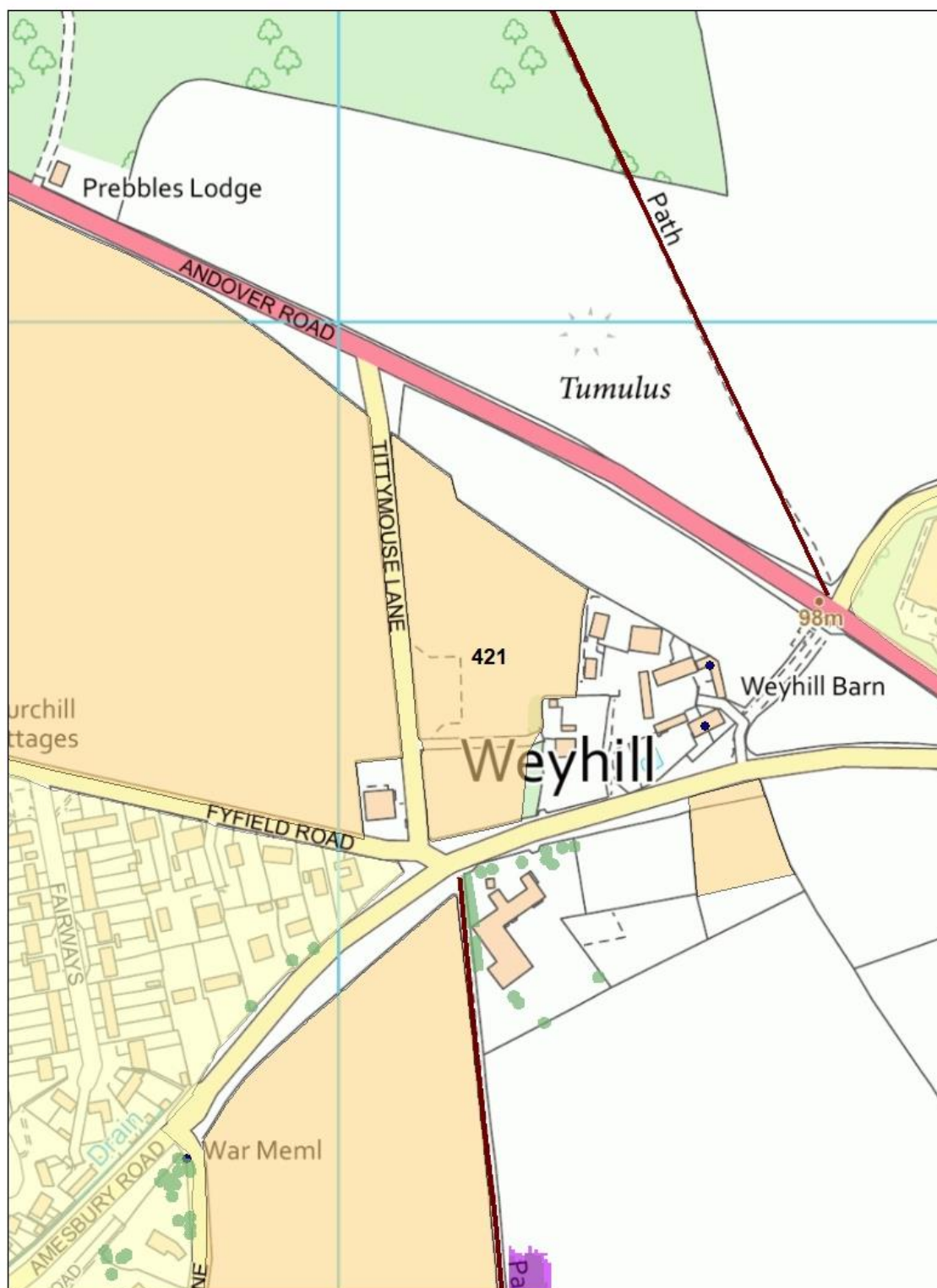


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from Dauntsey Lane.
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is not access to walking and cycling routes.</p> <p>There is a bus stop located on Amesbury Road that has a regular service to Andover/Salisbury.</p>
Environmental receptors	The site is within a groundwater source protection zone (zones 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the north, south and west.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within the zone of influence for Solent SACs (nutrients).</p>
Education infrastructure	Within the catchment of Kimpton, Thruxton and Fyfield Primary School and Harrow Way Community School (secondary).
Other on site considerations	None identified
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>



<b>Site Name</b>	Land at Tittymouse Lane, Weyhill	<b>SHELAA Ref</b>	421
<b>Site Area</b>	1.74 ha	<b>Site Capacity</b>	30 dwellings



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Access is likely to be via Tittymouse Lane.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is no access to walking and cycling routes. There is a bus stop located on Andover Road (A342) that has a frequent service to Andover/Salisbury.
Environmental receptors	The site is within a groundwater source protection zone (zones 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is close to the A342 to the north, with some commercial development to the east.
Historic environment	There are two listed buildings close to the site to the east associated with Weyhill Farm.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Kimpton, Thruxton and Fyfield Primary School and Harrow Way Community School (secondary).
Other on site considerations	None identified
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>

<b>Site Name</b>	Land at The Gallops, Weyhill	<b>SHELAA Ref</b>	425
<b>Site Area</b>	0.32 ha	<b>Site Capacity</b>	12 dwellings

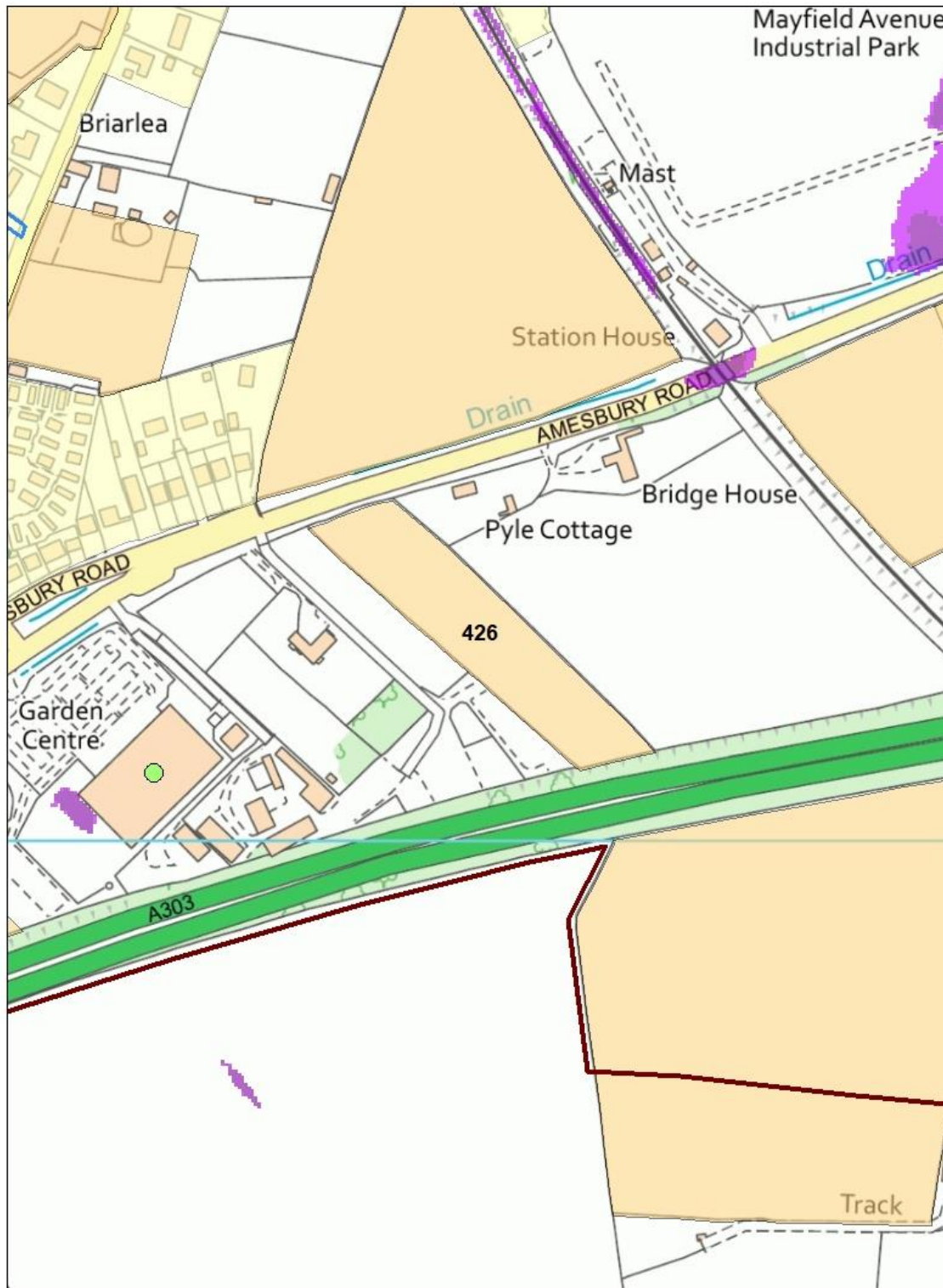


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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from Amesbury Road.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and within 800 metres of a local food store. There is no access to walking and cycling routes. There is a bus stop located on the A342 that has a frequent service to Andover/Salisbury.
Environmental receptors	The site is within a groundwater source protection zone (zones 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available for most of the site that indicates the area surveyed to be in the 'other' category.
Flooding	A small part of the site to the north is within an area at risk of flooding from surface water (low risk).
Landscape and character	There is agricultural land to the east and south. The landscape is open.
Historic environment	There are two listed buildings on the opposite side of Amesbury Road associated with Weyhill Farm.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Amport Primary School and John Hanson Community School (secondary).
Other on site considerations	None identified
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>



<b>Site Name</b>	Land south west of Pyle Cottage, Weyhill	<b>SHELAA Ref</b>	426
<b>Site Area</b>	1.02 ha	<b>Site Capacity</b>	29 dwellings



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from Amesbury Road.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and between 1.6 and 5 kilometres of a local food store. There is no access to walking and cycling routes. There is a bus stop located on Amesbury Road that has a limited service to Andover.
Environmental receptors	The site is within a groundwater source protection zone (zones 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site may be affected by road noise from the A303 to the south.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	There is existing residential development to the east and west of the site. The A303 adjoins the site to the south.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Amport Primary School and John Hanson Community School (secondary).
Other on site considerations	None identified
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>

<b>Site Name</b>	Harcourt Field, Weyhill	<b>SHELAA Ref</b>	455
<b>Site Area</b>	5.12 ha	<b>Site Capacity</b>	150 dwellings

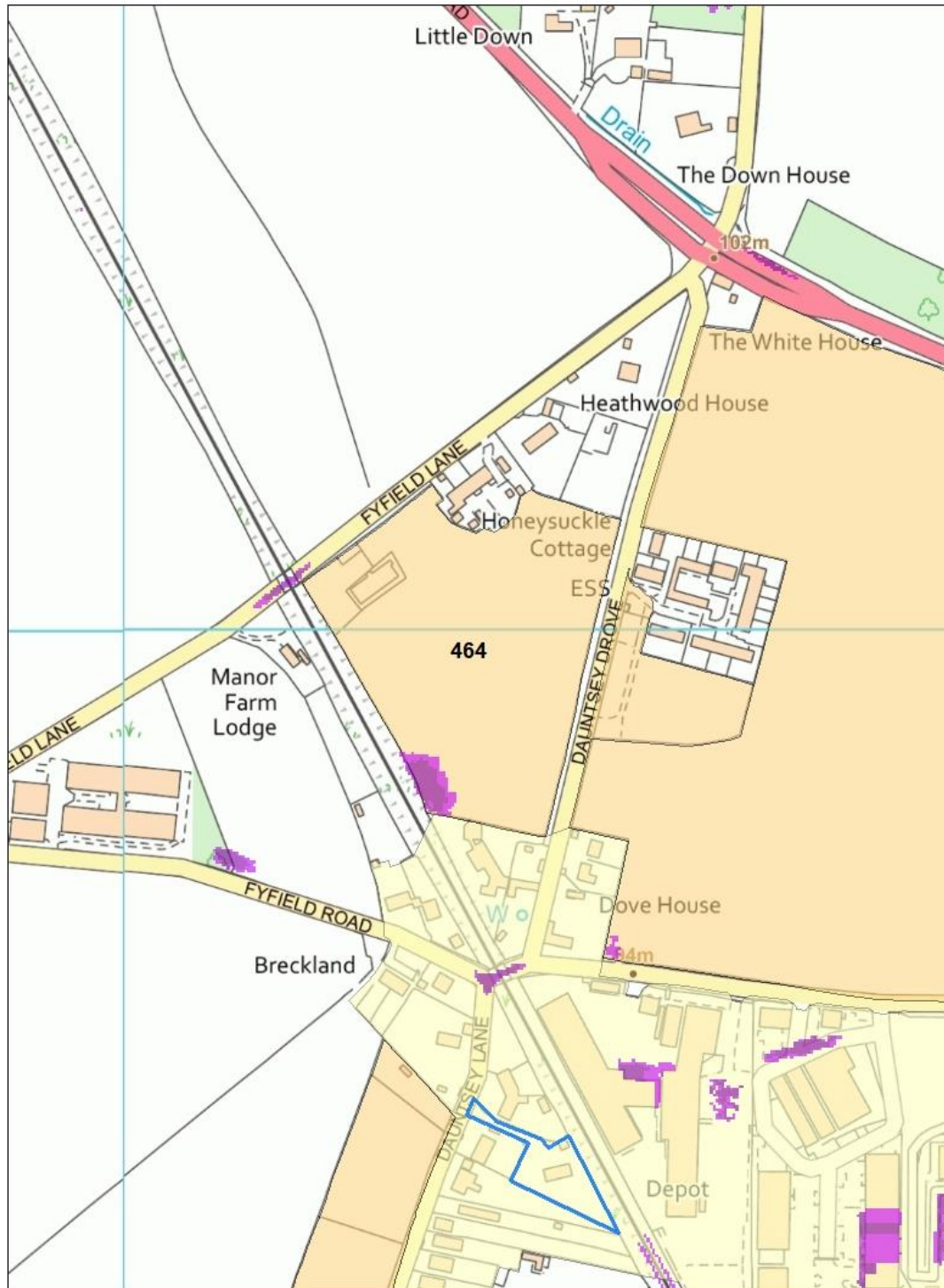


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Amesbury Road or Sarson Lane.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is no access to walking and cycling routes. There is a bus stop located on Amesbury Road that has a limited service to Andover.
Environmental receptors	The site is within a groundwater source protection zone (zones 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates the land is grade 3a with a small amount of grade 2 in the southern part of the site.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Part of the site to the south-west is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to some existing residential development to the north east, west and north. The landscape is open.
Historic environment	There is a listed war memorial close to the site to the west.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Amport Primary School and John Hanson Community School (secondary).
Other on site considerations	There is a public right of way running along the boundary of the site to the east.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>



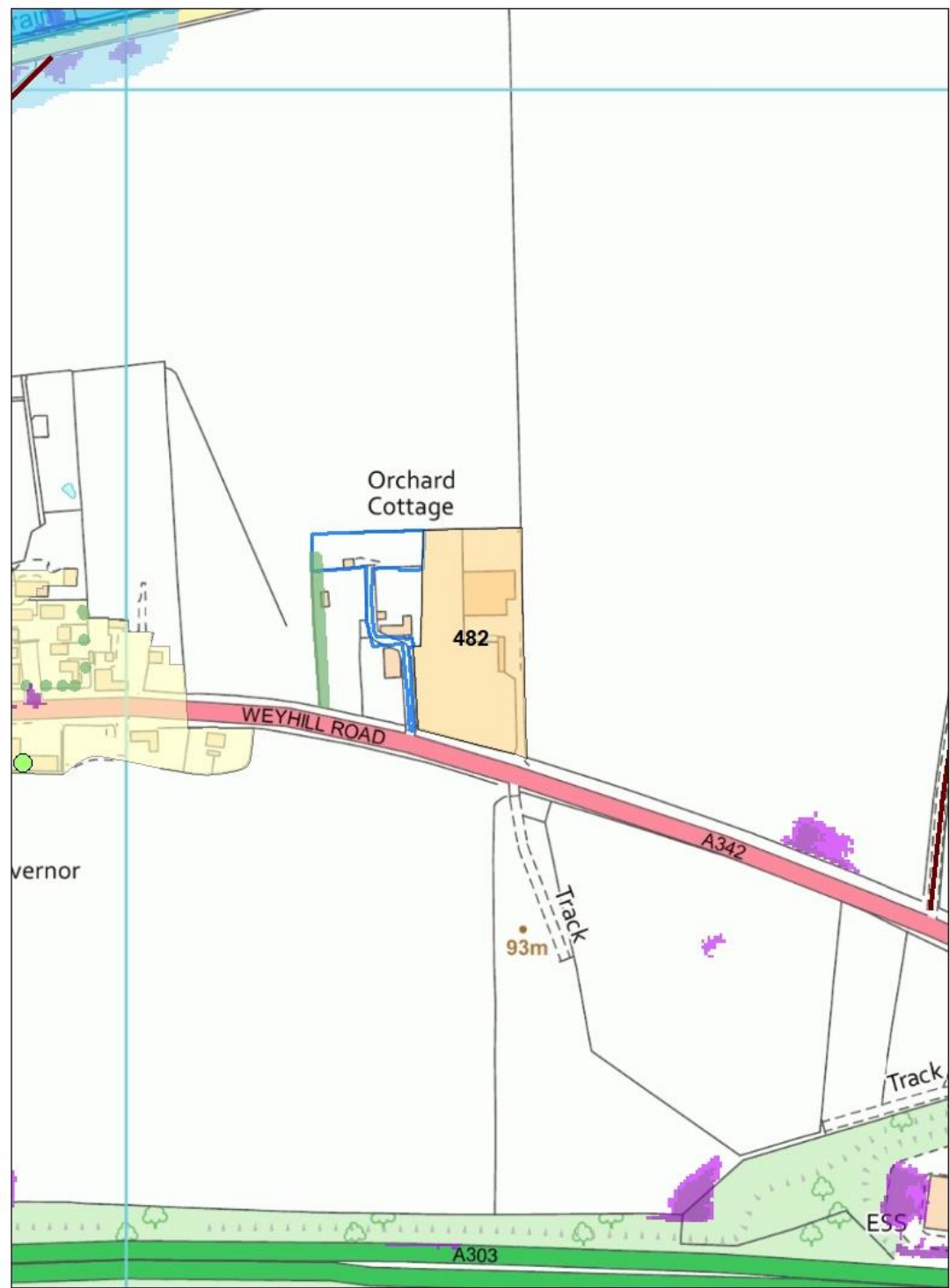
<b>Site Name</b>	Land at Fyfield Lane, Weyhill	<b>SHELAA Ref</b>	464
<b>Site Area</b>	3.32 ha	<b>Site Capacity</b>	40-60 dwellings



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Theme/Topic	Assessment
Access	Vehicular access could be from Dauntsey Drove or Fyfield Lane.
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is no access to walking and cycling routes.</p> <p>There is a bus stop located on Andover Road (A342) that has a frequent service to Andover.</p>
Environmental receptors	The site is within a groundwater source protection zone (zones 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	Part of the site to the south west is identified as being within a zone at risk of flooding from surface water (high, medium and low risk).
Landscape and character	The site is adjacent to some existing residential development to the east, north and south. The landscape is open.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within the zone of influence for Solent SACs (nutrients).</p>
Education infrastructure	Within the catchment of Kimpton, Thruxton and Fyfield Primary School and Harrow Way Community School (secondary).
Other on site considerations	None identified
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>

<b>Site Name</b>	Land at Motely Mill, Weyhill	<b>SHELAA Ref</b>	482
<b>Site Area</b>	0.96 ha	<b>Site Capacity</b>	20-30 dwellings

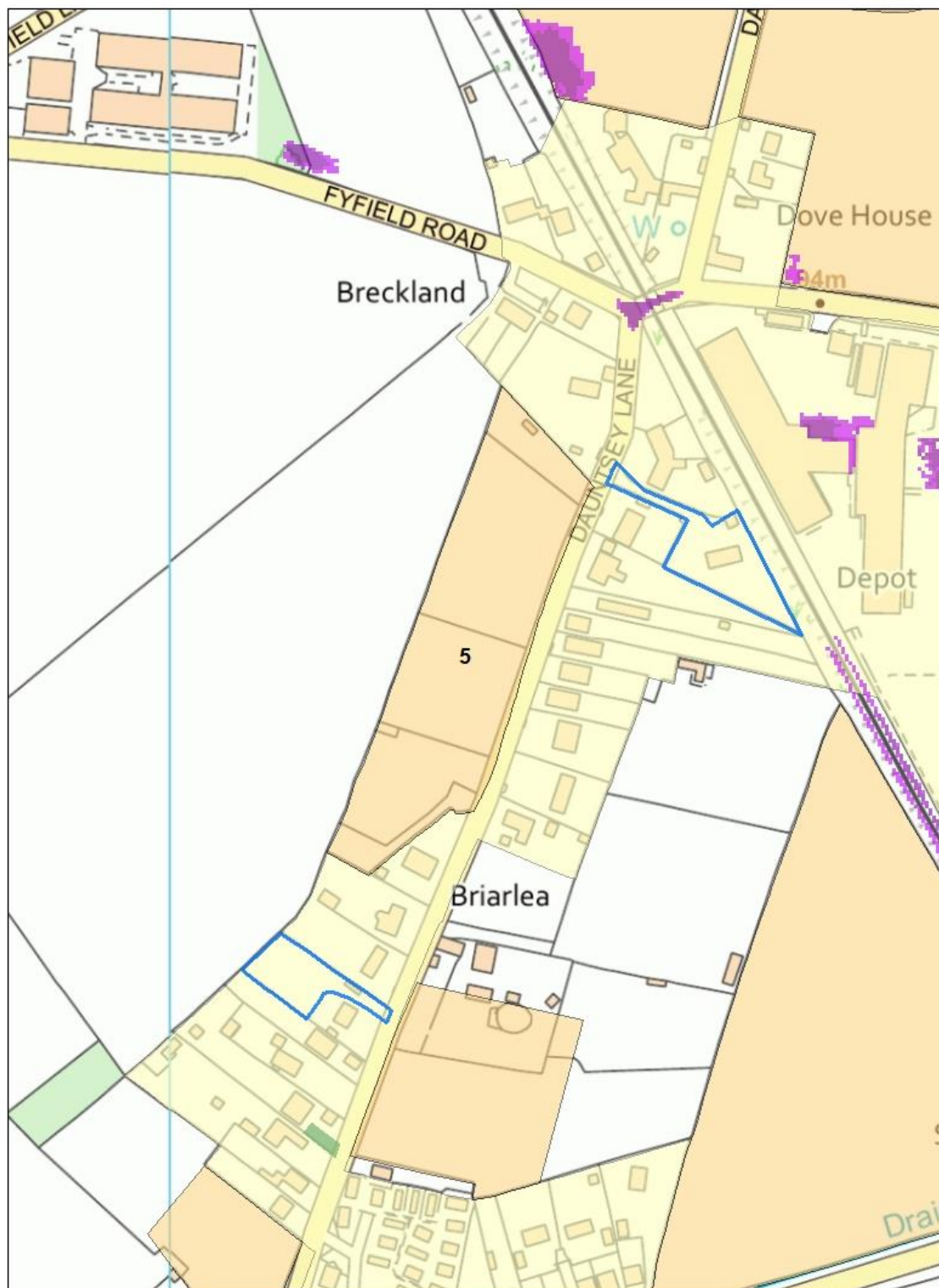


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Theme/Topic	Assessment
Access	Vehicular access is proposed from Weyhill Road (A342).
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and within 800 metres of a local food store. There is no access to walking and cycling routes. There is a bus stop located on the A342 that has a frequent service to Andover.
Environmental receptors	Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Part of the site may be affected by road noise.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is on the eastern edge of Weyhill. The site is adjacent to some existing residential development to west. There is agricultural land to the north and east. The landscape is open.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Portway Junior School and Harrow Way Community School (secondary).
Other on site considerations	There is an existing employment use on site.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the relationship with the settlement.



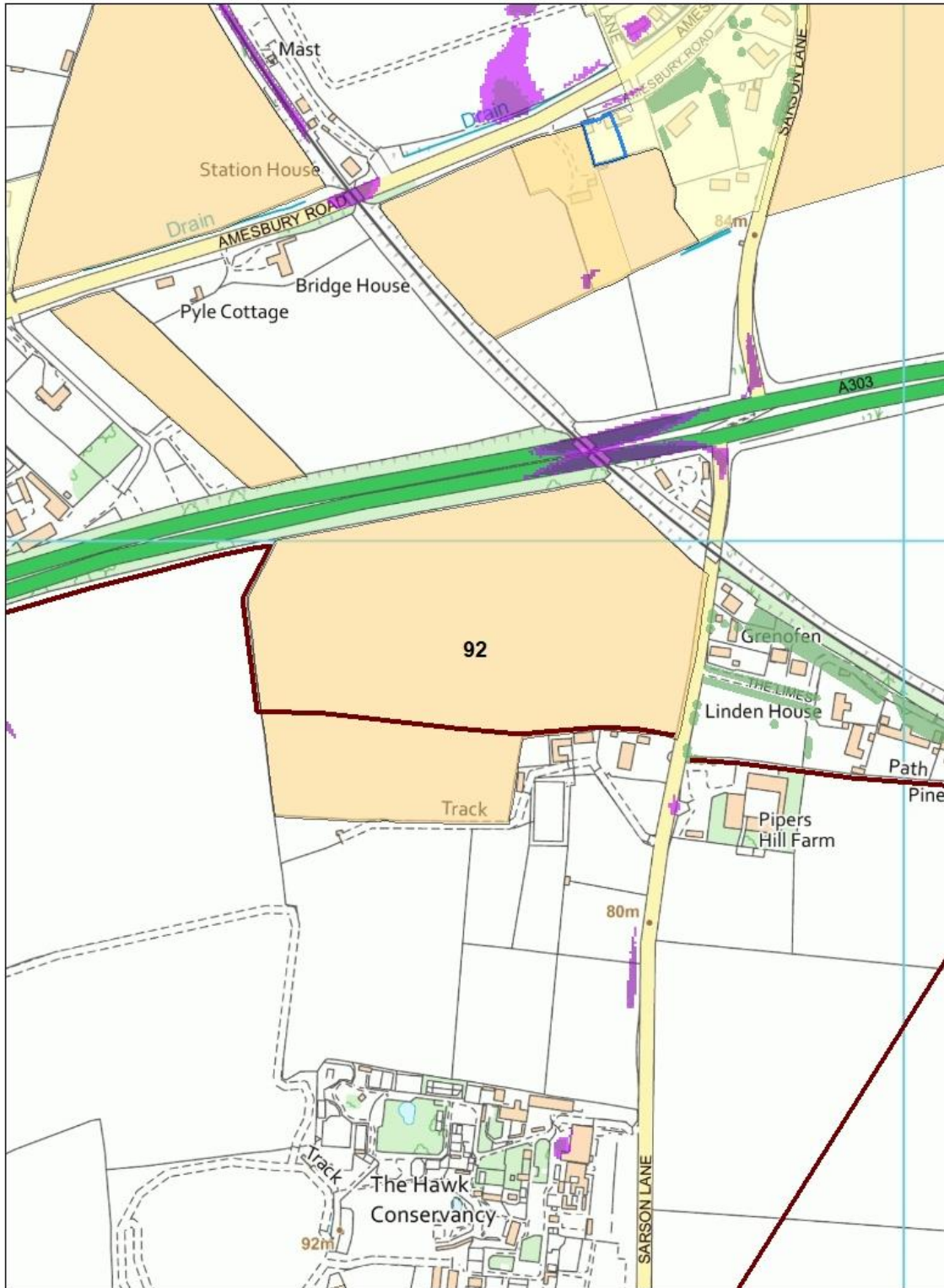
<b>Site Name</b>	Field at Dauntsey Lane, Weyhill	<b>SHELAA Ref</b>	5
<b>Site Area</b>	1.54 ha	<b>Site Capacity</b>	14 dwellings



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from Dauntsey Lane.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is not access to walking and cycling routes. There is a bus stop located on Amesbury Road that has a regular service to Andover/Salisbury.
Environmental receptors	The site is within a groundwater source protection zone (zone 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to existing residential development to the north, south and east.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Kimpton, Thruxton and Fyfield Primary School and Harrow Way Community School (secondary).
Other on site considerations	There are overhead wires crossing the site.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>

<b>Site Name</b>	Land west of Sarson Lane, Weyhill	<b>SHELAA Ref</b>	92
<b>Site Area</b>	8.06 ha	<b>Site Capacity</b>	237 dwellings

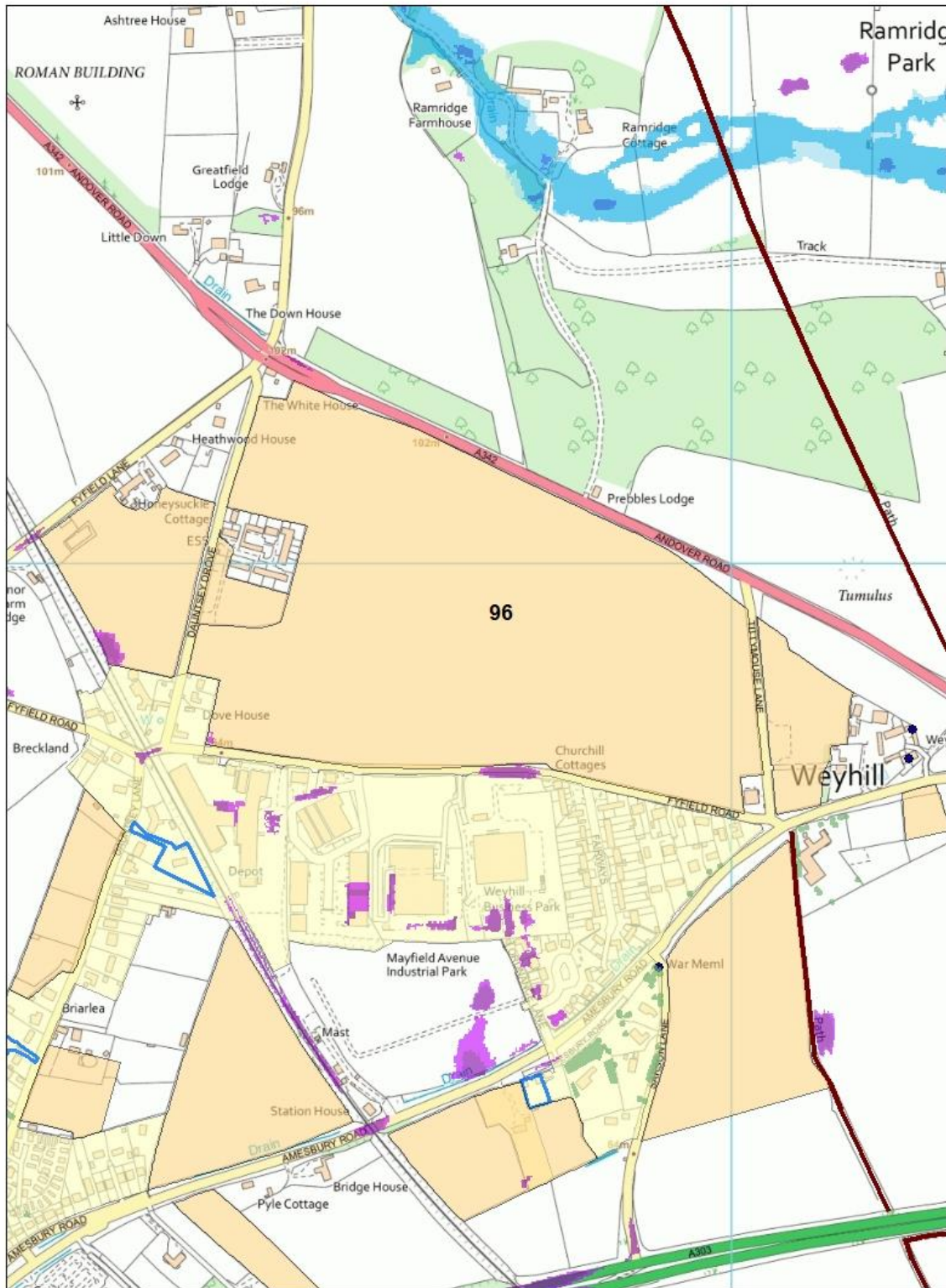


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Theme/Topic	Assessment
Access	Vehicular access is likely to be from Sarson Lane.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is access to walking routes. There is a bus stop located on Sarson Lane that has a limited service to Andover.
Environmental receptors	The site is within a groundwater source protection zone (zone 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site may be affected by road noise from the A303.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs. Part of the site to the east is indicated to potentially be susceptible to groundwater flooding below the surface.
Landscape and character	The site is adjacent to the A303 to the north, with some existing residential development and agricultural buildings to the south and east. The landscape is open.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There is a small amount of BAP Priority Habitat adjacent to the site to the south west. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Amport Primary School and John Hanson Community School (secondary).
Other on site considerations	There is a public right of way crossing the site (east-west) and running along the boundaries of the site (to the west and part of the southern boundary). There are overhead wires along the eastern boundary of the site.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Not preferred</b> When accounting for the relationship with the settlement with separation due to the A303 and access to key services and facilities.



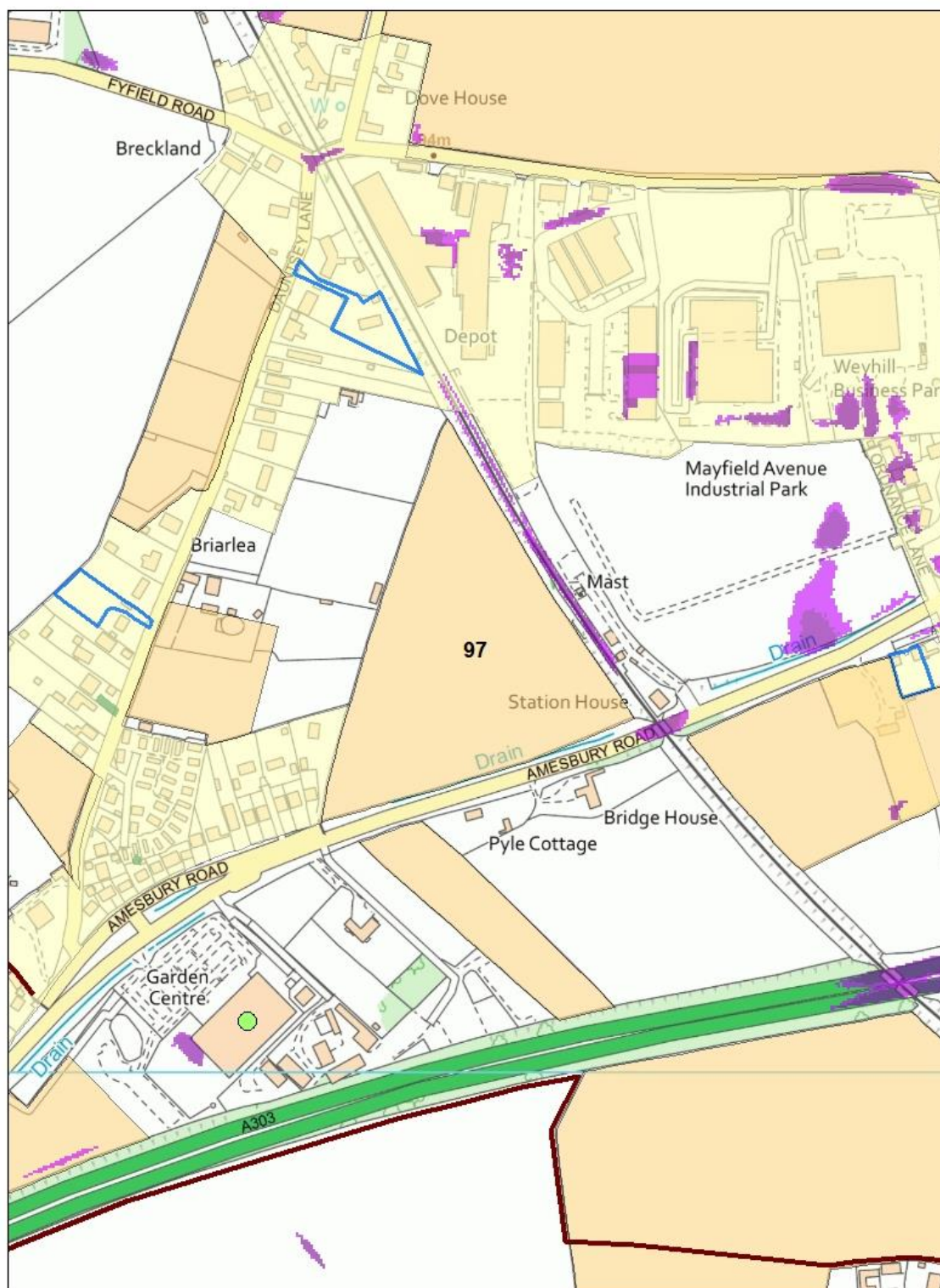
<b>Site Name</b>	Land south of Andover Road, Weyhill	<b>SHELAA Ref</b>	96
<b>Site Area</b>	24.34 ha	<b>Site Capacity</b>	612 dwellings



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	The site is likely to have multiple access points.
Accessibility	<p>The site is between 1.6 and 5 kilometres from a primary school and between 800 metres and 1.6 kilometres from a local food store. There is no access to walking routes.</p> <p>There is a bus stop located on Andover Road (A342) that has a frequent service to Andover/Salisbury.</p>
Environmental receptors	The site is within a groundwater source protection zone (zones 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. Published site specific information is available that indicates the land is grade 3a. The site may be affected by road noise from the A342. The site is located close to Weyhill Business Park and Mayfield Avenue Industrial Park to the south.
Flooding	Very small parts of the site in the south and south west are at risk of flooding from surface water (medium and low risk).
Landscape and character	The site is adjacent to the A342 to the north, with some existing residential development to the west and south and industrial/business parks to the south. It is large in scale in the context of existing development in the vicinity.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	<p>There are no ecological designations within or immediately adjacent to the site.</p> <p>The site is within the zone of influence for Solent SACs (nutrients).</p>
Education infrastructure	Within the catchment of Kimpton, Thruxton and Fyfield Primary School and Harrow Way Community School (secondary).
Other on site considerations	There are overhead wires crossing the site.
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>

<b>Site Name</b>	Land at Amesbury Road, Weyhill	<b>SHELAA Ref</b>	97
<b>Site Area</b>	4.12 ha	<b>Site Capacity</b>	121 dwellings



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<b>Theme/Topic</b>	<b>Assessment</b>
Access	Vehicular access is likely to be from Amesbury Road.
Accessibility	The site is between 1.6 and 5 kilometres from a primary school and between 1.6 and 5 kilometres from a local food store. There is no access to walking or cycling routes. There is a bus stop located on Amesbury Road that has a limited service to Andover.
Environmental receptors	The site is within a groundwater source protection zone (zones 2 and 3). Based on the national dataset, indicated to be grade 3 land in the agricultural land classification. The site is located close to Mayfield Avenue Industrial Park to the north east. The site is adjacent to the railway line to the east.
Flooding	The site is not identified as being within a zone at risk of flooding from rivers, surface water, or reservoirs.
Landscape and character	The site is adjacent to some existing residential development to the north and west and the railway line to the east. Beyond the railway line is Mayfield Avenue Industrial Park.
Historic environment	There are no designated heritage assets identified within or immediately adjacent to the site.
Biodiversity and habitats	There are no ecological designations within or immediately adjacent to the site. The site is within the zone of influence for Solent SACs (nutrients).
Education infrastructure	Within the catchment of Kimpton, Thruxton and Fyfield Primary School and Harrow Way Community School (secondary).
Other on site considerations	None identified
Planning status	No pending planning applications.
<b>Recommendation</b>	<b>Preferred (as part of a larger combined site)</b>