

Site Selection Phase II Information

KS1







Site KS 1

Developable area 900m²

Maximum 4 Homes

Key

-  Selected Site
-  Developable Area (KS1A)
-  Flood Zone 3
-  Flood Zone 2
-  Flood Zone 1
-  Screening

0 20 40 60m



Summary

KS1 is a small site with access directly from Cow Drove Hill. The immediate access from Cow Drove is wide and easily allows to vehicles to pass side by side. A short section of any access road alongside the property Little Fromans would be single track with good visibility but is a short length and could be regarded traffic calming.

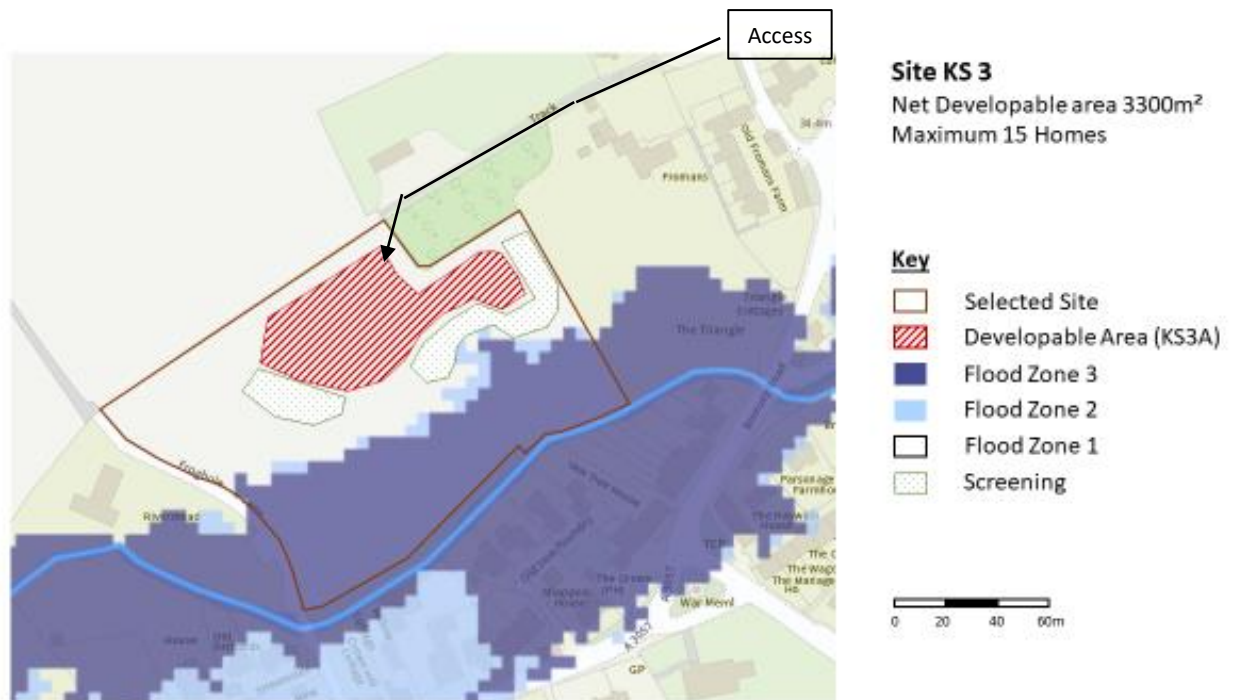
Pedestrian access to the village centre would be via Cow Drove Hill along the road but this is relatively quiet with a small amount of traffic accessing the old tarmac plant which maintains some small works and storage. The plant itself is no longer operational.

The site has medium landscape sensitivity and medium visual sensitivity. In order to mitigate landscape sensitivity screening will be required to mitigate glimpses from the north and north east.

The site is located adjacent to the Grade II listed Cob Wall on the south side of Highfield. The heritage constraints would require sensitive design, particularly ensuring that any modification to access is sensitive to the Grade II listed Cob Wall. The site is within the setting of the Conservation Area and therefore any development would need to be sensitive to the heritage assets, including the Cob Wall

The site is currently vacant land previously used for agriculture.

KS3



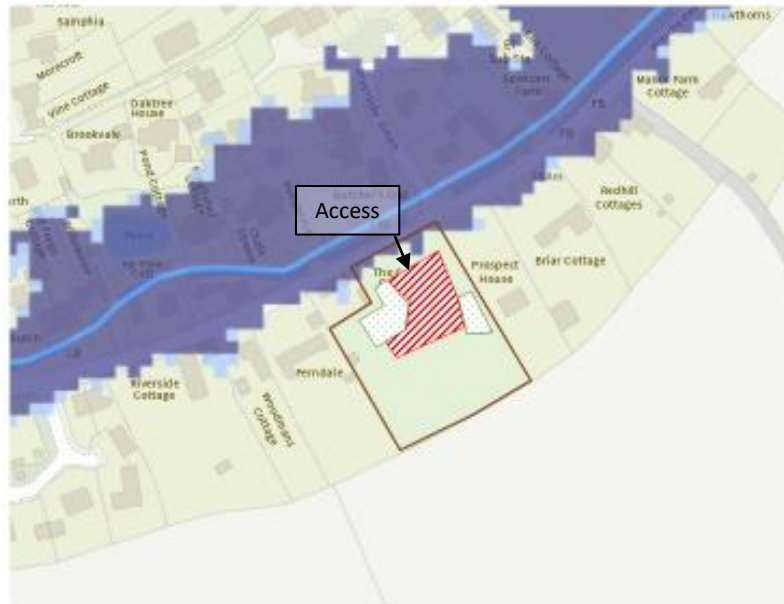
Summary

KS3 is a medium sized site with access directly from Cow Drove Hill. The immediate access from Cow Drove is wide and easily allows to vehicles to pass side by side. A short section of any access road alongside the property Little Fromans would be single track with good visibility but is a short length and could be regarded traffic calming.

Good pedestrian access to the village centre can be provided via Frog Hole Lane which is not subject to vehicular traffic.

The site has high landscape sensitivity and medium visual sensitivity. In order to mitigate landscape sensitivity screening from the conservation area will be required. The heritage constraints would require sensitive design, particularly ensuring that any modification to access is sensitive to the Grade II listed Cob Wall. The site is within the setting of the Conservation Area and therefore any development would need to be sensitive to the heritage assets, including the Cob Wall

The site is currently vacant land previously used for agriculture.

KS6

Site KS 6

Developable area 900m²
Maximum 4 Homes

Key

-  Selected Site
 Developable Area
 Flood Zone 3
 Flood Zone 2
 Flood Zone 1
 Screening



Summary

This is a small sized site close to the village centre. Access is direct from Winchester Road which in itself is in a designated Zone 3 flood area. Historically whilst the road has flooded it has never flooded to prevent access to the numerous properties serviced by Winchester Road. The site itself is classified in Flood Zone 1. Activity within 8 metres of the bourne will require an environmental permit.

There is a footpath directly opposite the site leading to the village centre.

The site has high landscape sensitivity and medium visual sensitivity. Development would need to incorporate screening to address the site's high landscape sensitivity. Mature trees on the southern flank of the site should be retained. The site is within the Conservation Area and any development should seek to enhance and preserve the features of its immediate context. Impacts on the adjacent Grade II listed Cruck Cottage and the horse chestnut tree should be considered.

The site is currently vacant land previously used for agriculture.

SHELLA 55







Site SHELLA 55

Developable area 3300m²

Maximum 15 Homes

Key

-  Selected Site
-  Developable Area (168A)
-  Flood Zone 1
-  Screening

0 20 40 60m



Summary

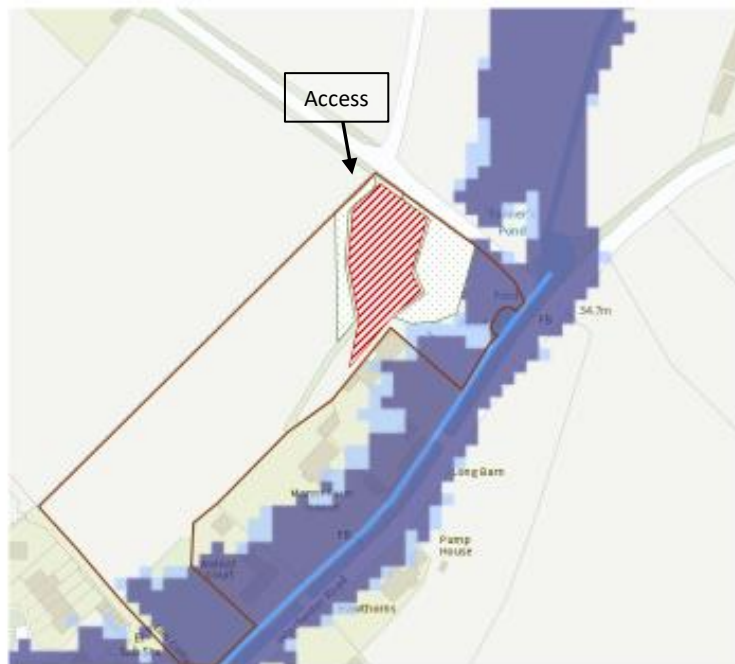
The site is a medium sized site. Access can be provided via The Gorrings with the loss of some hedging.

There is ready footpath access via The Gorrings and John o Gaunt field to the village facilities.

In order to mitigate landscape and visual impacts, any development should incorporate a soft boundary to demark the edge of the development where it meets the open countryside and screening provided to minimise the visual impact from the public rights of way on the north and east boundries.

The site is currently used for agriculture.

SHELAA 80



Site SHELLA 80 (KS 7)
Developable area 1600m²
Maximum 7 Homes

Key

- Selected Site
- Developable Area (KS7A)
- Flood Zone 3
- Flood Zone 2
- Flood Zone 1
- Screening



Summary

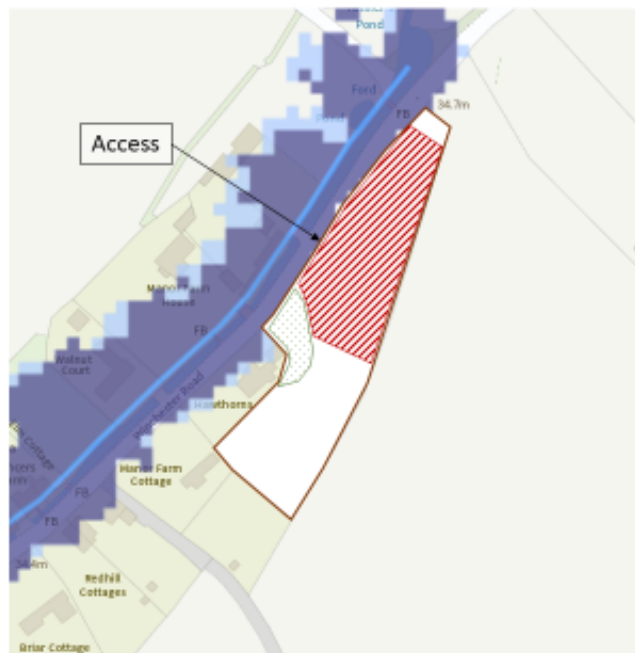
This is a small sized site lying at the east end of the village. Access can be provided directly via New Lane. New Lane can be arrived at from both the A3057 Stockbridge Road and provided the ford is not in flood also from Winchester Road. New Lane is relatively narrow.

There is pedestrian access to the village via an unmade footpath behind Manor Farm lading to Muss Lane.

The site has high landscape sensitivity and medium visual sensitivity. Development would need to be designed in a way which responds to the site's high landscape sensitivity, location within the Conservation Area and the Grade II listed heritage assets.

The site is currently used for grazing.

SHELLA 81









Site SHELLA 81

Developable area 1600m²

Maximum 7 Homes

Key

-  Selected Site
-  Developable Area (KS81A)
-  Flood Zone 3
-  Flood Zone 2
-  Flood Zone 1
-  Screening

0 20 40 60m



Summary

This is a small sized site at the edge of the village. Access is direct from Winchester Road which in itself is in a designated Zone 3 flood area. Historically whilst the road has flooded it has never flooded to prevent access to the numerous properties serviced by Winchester Road. The site itself is classified in Flood Zone 1. Activity within 8 metres of the bourne will require an environmental permit.

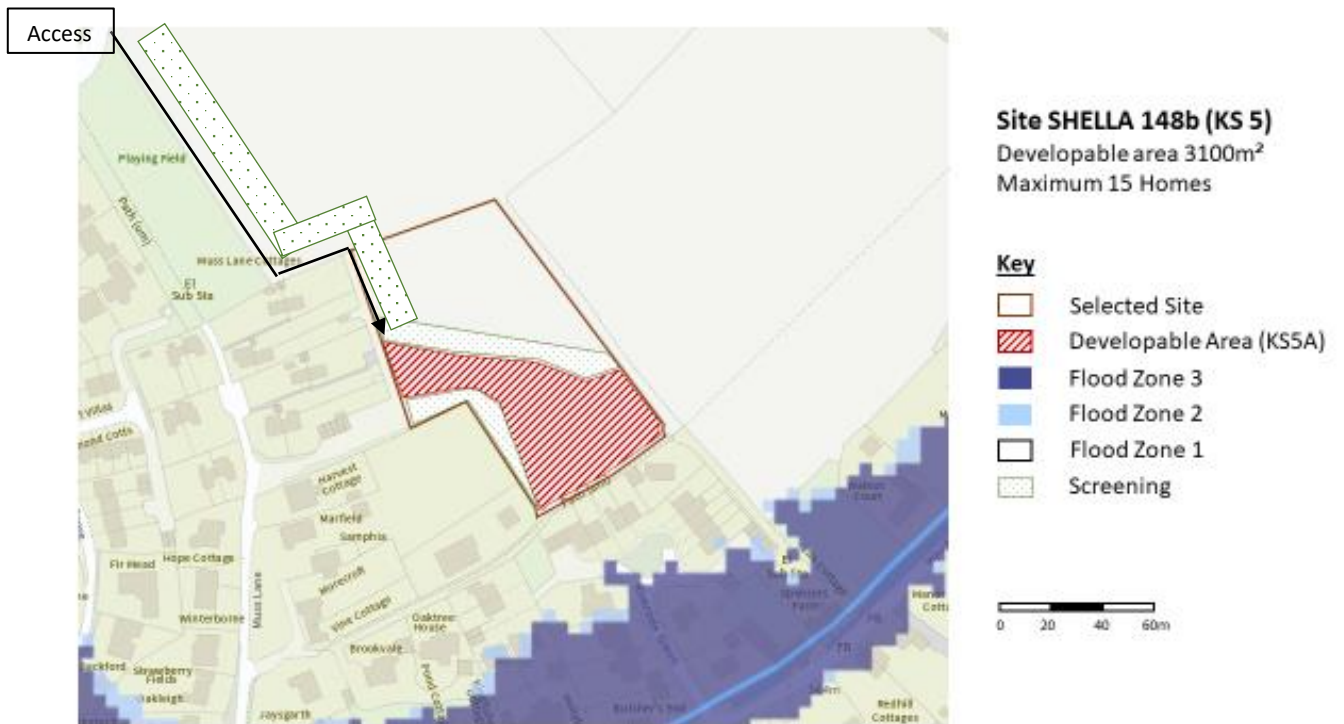
There is no obvious footpath to the village centre and pedestrians would need to walk along Winchester Road until arriving at the footpath at Spencers Farm.

The site has high landscape sensitivity and medium visual sensitivity. The site has high landscape sensitivity and medium visual sensitivity. The site is bounded on its northwest and southeast perimeter by a hedgerow noted for its importance in the Conservation Area Policy Document. There is also one significant tree within the site. The site slopes up towards the south giving any development high prominence when entering the village along Winchester Road.

Development would need to be designed in a way which responds to the site's high landscape sensitivity, location within the Conservation Area and the Grade II listed heritage assets.

The site is currently agricultural land used for grazing

SHELAA 148b (KS5A)



Summary

This site is medium sized. Access can be provided directly from A3057. This would need to be screened along the boundary with the playing field and adjacent houses. The alternative access would be via Muss Lane although this is narrow and single lane in places.

Pedestrian access to the village amenities would be via Muss Lane which perhaps adds to the preference for highway access direct from the A3057.

The site has medium landscape sensitivity and medium visual sensitivity. In order to preserve the views from the Clarendon Way (Red Hill) the development should be restricted to the bottom part of the site below the 40m contour line and adequate screening provided.

The site is currently agricultural land and used for grazing.

SHELAA 168



Site SHELAA 168

Developable area 3300m²

Maximum 15 Homes

Key

-  Selected Site
-  Developable Area (168A)
-  Flood Zone 2
-  Flood Zone 1
-  Screening

0 20 40 60m



Summary

This site is a medium sided site. Access can be provided from Eldon Road although this is quite narrow at this juncture and may benefit from local widening. Effort should be made to maintain or replant the hedging on the boundry.

Currently there is no footpath along this section of Eldon Road a footpath does exist to the village centre from Hunters Close which is a short distance away. This footpath could be extended as part of the above mentioned road widening.

The site has medium landscape sensitivity and medium visual sensitivity. The topography is such that the ground is steadily rising from the bourne valley and the village centre. Should housing be developed above the 48m contour line it would be very visible from several points in the village. Below this elevation and with adequate screening housing would blend in with the surrounding dwellings and landscape.

The site is currently arable land.