

# King's Somborne Neighbourhood Plan

Site Options and Assessment Report

King's Somborne Parish Council

April 2021

## Quality information

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## Abbreviations used in the report

### Abbreviation

Ha	Hectare
HRA	Habitats Regulation Assessment
KS	King's Somborne
KSPC	King's Somborne Parish Council
LCA	Landscape Character Assessment
MHCLG	Ministry of Housing, Communities and Local Government
NP/NDP	Neighbourhood Plan / Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PRoW	Public Rights of Way
QB	Qualifying Body
SEA	Strategic Environmental Assessment
SA	Sustainability Appraisal
SHLAA	Strategic Housing Land Availability Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
TVBC	Test Valley Borough Council
TVLP	Test Valley Local Plan
TPO	Tree Preservation Order

# 1. Executive Summary

- 1.1 The King's Somborne Neighbourhood Plan, which will cover the whole of King's Somborne Parish, is being prepared in the context of the adopted Test Valley Local Plan (2016). The Neighbourhood Plan Area was designated in 2014. King's Somborne Parish Council seeks to identify sites in the Neighbourhood Plan area to meet an identified housing need which are suitable for allocation according to national planning policy and which meet the objectives of the Neighbourhood Plan.
- 1.2 The adopted Test Valley Local Plan (2016) designates King's Somborne as a 'Rural Village'. The spatial strategy in the plan is designed to direct growth to the higher order settlements, including the Major Centres and Key Service centres, whilst respecting existing settlement patterns and avoiding sprawl and coalescence. The Local Plan sets out a housing requirement of 10,584 homes for the Borough. For King's Somborne Parish, no specific housing requirement has been set and it is not imperative that the Neighbourhood Plan allocates sites for development. However, evidence from the Parish Council's Housing Need and Sites report<sup>1</sup> indicates an identified local need to allocate sites for 40 homes. In addition, the Local Plan, at paragraph 5.47, supports Parish Councils in bringing forward Neighbourhood Development Plans which include proposals for additional development. Allocating sites will help meet the overall housing requirement for Rural Test Valley in the Local Plan which is shared across the settlements in this part of the Borough.
- 1.3 In order to assist the Parish Council in allocating land in the most sustainable and suitable locations, this report provides an assessment of potential development sites within the parish, taking into account strategic policies in the adopted and emerging Local Plans, as well as national planning criteria, to establish which, if any, of the sites are suitable for development.
- 1.4 Important to the background of this work is the 2020 Test Valley Strategic Housing and Economic Land Availability Assessment (SHELAA) published in June 2020, which assessed a total of 15 sites in the parish, all of which have been reviewed in this assessment. In addition, this report has reviewed the 2017 Test Valley SHELAA which includes a further two sites not carried forward to the 2020 SHELAA and the 2014 Test Valley Strategic Housing Land Availability Assessment (SHLAA) which includes one site not carried forward to the 2020 SHELAA.
- 1.5 The Parish Council carried out two Calls for Sites in 2018 and 2020 which have brought forward eight sites. Three of these sites are duplicates of sites included in the 2020 SHELAA. In total, after accounting for duplicates, 24 sites are considered in this report, 18 from the 2020 SHELAA, 2017 SHELAA and 2014 SHLAA, and five from the King's Somborne Call for Sites and one further site from the King's Somborne Neighbourhood Plan Sustainability Appraisal (SA).
- 1.6 The report concludes that twelve sites or parts of sites are potentially suitable for allocation, subject to the mitigation of identified constraints and to due consideration of Local Plan policy. The remaining twelve sites are considered unsuitable for allocation in the Neighbourhood Plan.
- 1.7 This assessment is the first step in the process of making site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with Test Valley Borough Council and the community to select sites for allocation in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the development needs of the plan area.

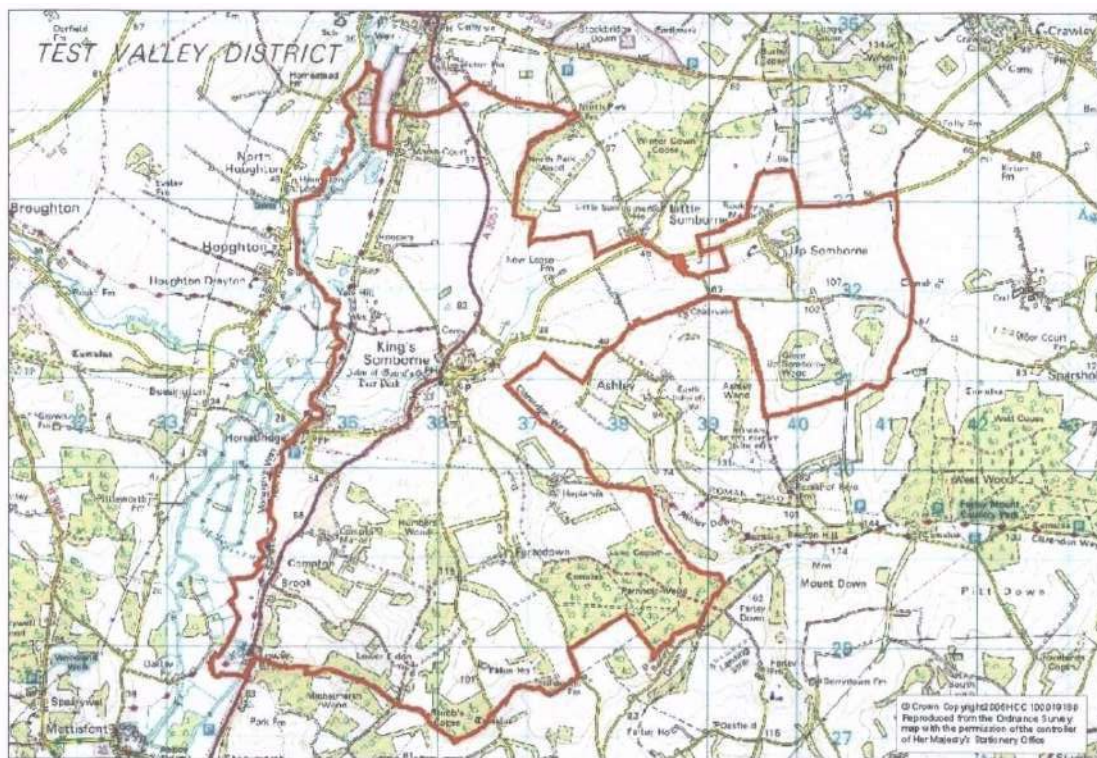
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<sup>1</sup> Available at <https://kingssomborne-pc.gov.uk/wp-content/uploads/2020/11/2.0-Housing-Revision-1c-i-with-comments.pdf>

## 2. Introduction

### Background

- 2.1 AECOM has been commissioned to undertake an independent site appraisal for the King's Somborne Neighbourhood Plan (NP) on behalf of King's Somborne Parish Council (KSPC). The work undertaken was agreed with the Parish Council Steering Group and the Ministry of Housing, Communities and Local Government (MHCLG) in November 2020 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 2.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 2.3 The neighbourhood plan, which will cover the whole of the parish of King's Somborne (see **Figure 2.1**), is being prepared in the context of the adopted Test Valley Local Plan (TVLP) (2016). Neighbourhood Plans are required to be in conformity with the strategic policies of adopted Local Plans and should also have regard to emerging Local Plans.
- 2.4 Neighbourhood Plans can add value to the Local Plan policies for the neighbourhood area by including policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plans to provide a clear overall strategic direction for development whilst finer detail can be determined through the neighbourhood planning process where appropriate.



**Figure 2-1: King's Somborne Neighbourhood Plan Area. Source: TVBC.**

- 2.5 King's Somborne is a rural parish in the Borough of Test Valley and county of Hampshire. The parish includes the village of King's Somborne and the hamlets of Brook, Compton, Furzedown, Horsebridge and Up Somborne alongside a number of cottages and farmhouses scattered across the parish. The area had a total population of 1,702 at the 2011 Census. The parish lies in a scenic part of the Test Valley and has a highly valued rural landscape, and includes a large area of ancient woodland and the River Test SSSI. There are numerous listed buildings and five Scheduled Monuments. The village of King's Somborne has a Conservation Area which covers most of the village, and dates to 1971 with an extension in 1987.

- 2.6 The Parish Council intends to identify sites which may be able to deliver additional housing which meets local needs and may consider allocating such sites in the NP, particularly where development has the potential to contribute to and enhance local amenity and infrastructure provision.
- 2.7 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the NP, in particular whether they comply with both the National Planning Policy Framework and the strategic policies of the adopted Development Plan; and from this group of sites, identify which are the best sites to meet the objectives of the Neighbourhood Plan. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

## 3. Methodology

- 3.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)<sup>2</sup>, Neighbourhood Planning (updated February 2018)<sup>3</sup> and Locality's Neighbourhood Planning Site Assessment Toolkit<sup>4</sup>. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below

### Task 1: Identify Sites to be included in the Assessment

- 3.2 The first task is to identify which sites should be considered as part of the assessment.
- 3.3 For the King's Somborne NP, this included sites identified in the Neighbourhood Plan Call for Sites undertaken by King's Somborne Parish Council in 2018 and 2020.
- 3.4 The most recent published SHELAA for Test Valley from 2020 was first reviewed to identify sites within the neighbourhood area. In addition, sites from the 2017 SHELAA and 2014 SHLAA not later duplicated in the 2020 HELAA were also included in this assessment. 15 sites are from the 2020 SHELAA, two sites are from the 2017 SHELAA and one site is from the 2014 SHLAA.
- 3.5 Sites identified through the Call for Sites consultation which had not already been assessed through the 2020 SHELAA, 2017 SHELAA and 2014 SHLAA were appraised using AECOM's site assessment pro-forma. These comprise six sites: five sites from the Neighbourhood Plan Call for Sites and one site from the Neighbourhood Plan Sustainability Appraisal.
- 3.6 In total 24 sites have been identified for this assessment, consisting of 18 sites from TVBC documents and six additional sites considered for the Neighbourhood Plan. This represents a comprehensive list of sites in the NP area.

### Task 2: Gathering Information for Site Assessments

- 3.7 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)<sup>5</sup> and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.8 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
    - Site location and use; and
    - Site context and planning history.
  - Context:
    - Type of site (greenfield, brownfield etc.); and
  - Suitability:
    - Site characteristics;

<sup>2</sup> Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>3</sup> Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>4</sup> Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

<sup>5</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>



- Environmental considerations;
  - Heritage considerations;
  - Community facilities and services; and
  - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability

## Task 3: Site Assessment

- 3.9 The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview, MAGIC maps and TVBC and Neighbourhood Plan documents in order to establish whether a site is suitable for the use proposed.
- 3.10 Because of the importance of landscape in King's Somborne (among other issues including flood risk and heritage) and the fact the 2018 Landscape Assessment was under review at the time the site assessment was carried out, the site visits involved a qualified landscape architect who paid particular attention to the landscape and visual impact of development on the identified sites. The landscape and visual assessment of potential development impact is set out in the site assessment tables in this report and is sufficient evidence to inform the selection of sites.
- 3.11 The site visits also allowed the team to consider aspects of development that can only be done visually such as existing land uses on site, potential access arrangements and impact of development on the conservation area, its setting and any heritage assets. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

## Task 4: Consolidation of Results

- 3.12 Following a site visit, the desktop assessments were revisited to finalise the assessments and compare the sites to judge which were suitable, available and achievable for development and therefore appropriate to allocate in the plan to meet the housing requirement.
- 3.13 It is important to note that the evidence used to inform the assessment of sites is limited to national data sources, Local Planning Authority data and information and other commissioned evidence that is relevant to the development potential of the sites being considered. The site assessment is intended to be *proportionate*, in line with national neighbourhood planning guidance<sup>6</sup> and is not intended to provide an exhaustive or in depth account of detailed development constraints, as would be required at a planning application stage. The assessment has not considered every piece of correspondence or feedback on the sites held by the Parish Council. The assessment is intended to provide evidence in line with the Test Valley Local Plan <sup>7</sup> to allow the plan makers to be relatively confident that the sites:
- are the most appropriate;
  - conform to the Revised Local Plan;
  - are in the most sustainable location; and
  - have a good chance of being developed.
- 3.14 A 'traffic light' rating of all sites has been used based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show few or no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved or constraints mitigated

<sup>6</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>: Paragraph: 003 Reference ID: 3-003-20190722

<sup>7</sup> Test Valley Borough Council Neighbourhood Development Plans Undertaking site selection (Traffic light method) 2016 <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/neighbourhood-planning>

and 'red' for sites which do not currently meet the tests of being suitable, available and achievable.

## Task 5: Indicative Housing Capacity

- 3.15 If site promoters/landowners have put forward a housing figure for a site, this has been included in the assessment if it is considered to be appropriate for the site. If a site has been included in the TVBC SHELAA this figure has been stated but it is not necessarily a figure that would be appropriate for each site, given the site specific constraints identified in this report.
- 3.16 Where a capacity figure does not exist, an indicative figure has been applied, based on a combination of factors including the surrounding context and site specific constraints. The housing capacity estimate is based on a net developable area using the percentages set out in the table below and a development density based on 15-30 dwellings per hectare, which is considered to be appropriate for the area. The capacity figure is indicative only and each individual figure should be refined further as part of the site allocations policies. The Local Plan does not have explicit guidance on density but the Neighbourhood Plan Undertaking Site Selection guidance suggests 30 dwellings per hectare<sup>8</sup>.

Site Size	Net developable Area
Up to 0.4 ha	90%
0.4 ha to 2 ha	80%
2 ha to 10 ha	75%

## Next steps

- 3.17 From the shortlist of sites (sites with a green or amber rating) the Neighbourhood Planning group, in conjunction with the community, landowners and TVBC, can select sites from those shown to be suitable or potentially suitable, that best meet the neighbourhood plan aims and objectives. It is at this stage that additional information held by the Parish Council and feedback from the community, landowners and TVBC, can be used to refine the site assessment results and select the sites that perform most strongly against Neighbourhood Plan objectives and have community support.

<sup>8</sup> Test Valley Borough Council Neighbourhood Development Plans Undertaking site selection (Traffic light method) 2016  
<https://www.testvalley.gov.uk/planning-and-building/planningpolicy/neighbourhood-planning>

## 4. Policy Context

- 4.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that Neighbourhood Plan policies are not superseded by a newly adopted Local Plan.
- 4.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted policies and the emerging Local Plan documents) and relevant evidence base documents.
- 4.3 National policy is set out in the National Planning Policy Framework (2019)<sup>9</sup> and is supported by Planning Practice Guidance<sup>10</sup> (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 4.4 The statutory local plan-making authority for King's Somborne is Test Valley Borough Council (TVBC). The key document making up the adopted statutory development plan (Test Valley Local Plan) for King's Somborne is the Test Valley Borough Revised Local Plan (2016)<sup>11</sup>.
- 4.5 Within this document, Policy COM2 defines King's Somborne as a Rural Village in which only the following types of development would be considered suitable: windfall development, replacement dwellings, rural affordable housing sites, community-led development, small business uses and the re-use of buildings. Paragraph 5.39 notes, however that additional housing may come forward as a consequence of community led initiatives, either as supported by Policy COM9 (community led development) or through Neighbourhood Plans.
- 4.6 In addition paragraph 5.47 of the adopted TVLP states that: 'Some schemes, such as those submitted under the rural exception affordable housing or community led development policies, are likely to come forward on sites outside of the defined settlement boundary. Such schemes may be acceptable if they meet social or economic needs of that community. Parish Councils may wish to bring forward Neighbourhood Development Plans which include proposals for additional development. The choice of sites could be either within or outside of settlement boundaries provided that the site selection takes into account the principles of sustainable development and the relevant policies within the Local Plan.'
- 4.7 This assessment therefore considers all sites on the basis that sites outside of defined settlement boundaries may come forward through the Neighbourhood Plan.
- 4.8 Test Valley Borough Council is in the early stages of developing a new Local Plan, with an Issues and Options consultation undertaken between July and September 2018 followed by a focused Issues and Options consultation in summer 2020. The Borough Council timetable for the production of the new Local Plan suggests that formal adoption is expected towards the end of 2024. As this plan is not yet at an advanced stage in terms of emerging policies which will affect neighbourhood plan site allocations, the emerging Local Plan documents have not been used in this site assessment. However, any Local Plan evidence reports relevant to the assessment of sites in King's Somborne have been reviewed, including the Strategic Housing and Economic Land Availability Appraisal and the Conservation Area Policy Document.
- 4.9 The following section sets out the key policy documents relevant to this site assessment:

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<sup>9</sup> Available at [www.gov.uk/guidance/national-planning-policy-framework](http://www.gov.uk/guidance/national-planning-policy-framework)

<sup>10</sup> Available at [www.gov.uk/government/collections/planning-practice-guidance](http://www.gov.uk/government/collections/planning-practice-guidance)

<sup>11</sup> Available at <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/local-development-framework/dpd>

## Planning Policy

### National Planning Policy Framework (2019)

- 4.10 The policies of relevance to development in King's Somborne are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 4.11 **Paragraph 77** sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 4.12 **Paragraph 78** adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 4.13 **Paragraph 79** states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
  - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - The development would re-use redundant or disused buildings and enhance its immediate setting;
  - The development would involve the subdivision of an existing residential dwelling; or
  - The design is of exceptional quality, in that it:
    - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
    - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 4.14 **Paragraph 84** requires that planning policies should recognise that rural sites to meet local business and community needs may have to be found adjacent to or beyond existing settlements. In these circumstances, development should be sensitive to its surroundings. The use of previously developed land and sites that are physically well-related to existing settlements should be encouraged where possible.
- 4.15 **Paragraph 149** requires that plans take a proactive approach to mitigating and adapting to climate change, and take into account the long-term implications for flood risk, biodiversity and landscapes.
- 4.16 **Paragraph 170** sets out that plans should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity in a manner commensurate with their statutory status. They should also recognise the intrinsic character and beauty of the countryside.
- 4.17 **Paragraph 171** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 4.18 **Paragraph 174** requires that plans should identify, map and safeguard the hierarchy of designated sites of importance for biodiversity, promote the conservation, restoration and enhancement of habitats and ecological networks, and pursue measurable net gains for biodiversity.
- 4.19 **Paragraph 177** adds that the presumption in favour of sustainable development does not apply where a development is likely to have a significant effect on a habitats site, unless an appropriate assessment has concluded it will not adversely affect its integrity.

- 4.20 **Paragraph 185** states that plans should set out a strategy for the conservation and enjoyment of the historic environment and seek new development which makes a positive contribution to local character and distinctiveness.
- 4.21 **Paragraph 193** sets out that great weight should be given to the impact of a proposed development on any designated heritage assets.
- 4.22 **Paragraph 200** states that proposals in Conservation Areas should be encouraged where they enhance or better reveal their significance.

## Test Valley Local Plan (2016)

- 4.23 The policies of relevance to development in King's Somborne include:
- 4.24 **Policy COM1 - Housing Provision** sets out a housing requirement of 10,584 homes for the borough. Of these 10,584 homes, there is a housing requirement of 648 homes in Rural Test Valley which is shared across the settlements in this part of the Borough.
- 4.25 **Policy COM2 - Settlement Hierarchy** states that development outside of settlement boundaries will only be permitted where appropriate essential and is appropriate in the countryside. King's Somborne is defined as a 'Rural Village' in the settlement hierarchy, for which appropriate development could include windfall development, replacement dwellings, rural affordable housing sites, community-led development, small business uses and the re-use of buildings. Paragraph 4.57 supports Parish Councils in bringing forward Neighbourhood Development Plans which include proposals for additional development. The choice of sites could be either within or outside of settlement boundaries provided that the site selection process takes into account the principles of sustainable development and the relevant policies within the Local Plan.
- 4.26 **Policy COM7 - Affordable Housing** states that provision of affordable housing will be sought by the council on qualifying sites. A net gain of 15 dwellings will require provision of up to 40% affordable dwellings, 10-14 dwellings will require provision of up to 30%, 5-9 dwellings will require provision of up to 20% or equivalent off site provision, and 1-4 dwellings will require a financial contribution equivalent to up to 10% affordable dwellings.
- 4.27 **Policy COM8 - Rural Exception Affordable Housing** states that the council will permit rural affordable housing where evidence can be demonstrated that there is unmet need within the Parish for such affordable dwellings in a rural location.
- 4.28 **Policy COM9: Community Led Development** Community led development will be permitted if:  
a) the proposal is supported by evidence that there is a need for the development to maintain or enhance the sustainability of the settlement through the delivery of community benefit; and b) it is demonstrated that the community has been involved in the preparation of the proposal; and c) it is demonstrated that the community supports the proposal; and d) the proposal, if for residential development, helps meet the affordable housing need of the parish in accordance with the thresholds contained within policy COM7 and local evidence and restrictions contained within policy COM8.
- 4.29 **Policy E1 - High Quality Development in the Borough** emphasises that only development of a high-quality design that supports local distinctiveness will be permitted throughout the borough. New development proposals should seek to; effectively integrate and relate to the existing area in terms of character, appearance, scale, materials and style; achieve a high level of connectivity; ensure efficient use of land; and, should not adversely impact any important views.
- 4.30 **Policy E2 - Protect, Conserve and Enhance the Landscape Character of the Borough** sets out measures to ensure the protection, conservation and enhancement of the borough. Development will only be permitted where it can be demonstrated that it will not create any adverse impact upon character and appearance of the area, does not result in the loss of any important local features, integrates positively with existing features, and is designed to ensure that the future retention of valued landscape features will not be prejudiced.
- 4.31 **Policy E5 - Biodiversity** states that development which seeks to enhance and protect biodiversity will be permitted. Development that could have an adverse impact upon local

biodiversity and habitats may only be permitted where there is no evidence of a suitable alternative site, the benefits of the proposed location for development outweigh the negative impact to local biodiversity, and where mitigation and enhancement measures can be implemented.

4.32 **Policy E6 - Green Infrastructure** suggests that development will be permitted by the council where it can demonstrate conservation, protection and enhancement to the existing green infrastructure network, and avoidance of any adverse impact to the network.

4.33 **Policy LHW1: Public Open Space** states that the development of new housing resulting in a net population increase should account for the provision of public open space. Per 1000 population, the policy proposes an open space standard of at least three hectares, comprising the following (as net areas of usable open space):

- *“outdoor sports facilities 1.0 hectares*
- *parks and public gardens 0.4 hectares*
- *informal recreation areas 0.8 hectares*
- *provision for children and teenagers 0.6 hectares*
- *allotments 0.2 hectares”*

## Evidence Base

4.34 Using all existing evidence on the factors which are relevant to the suitability of land for development is helpful to inform the site assessment process. The evidence documents used in this site assessment are limited to those which cover the whole of King's Somborne, rather than selected sites. Evidence reports used in this assessment include:

- TVBC Strategic Housing and Economic Land Availability Assessment (2020)<sup>12</sup>
- Conservation Area Policy Document (1987) <sup>13</sup>

4.35 The 2018 King's Somborne Landscape Assessment is under review at the time of writing, therefore it has not been used to inform the assessment of sites.

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<sup>12</sup> Available at <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/evidence-base/shelaa-review-2019>

<sup>13</sup> Available at <https://www.testvalley.gov.uk/planning-and-building/heritage/conservationarea>

## 5. Site Assessment

### Identified sites

5.1 The sites to be considered through this site appraisal have been identified through:

- Test Valley SHELAA report (2020);
- Test Valley SHELAA report (2017);
- Test Valley SHLAA report (2014);
- KSPC's Call for Sites (2018 and 2020); and
- KSPC's SA (2018).

5.2 In total, 24 sites are considered in this report. These sites are shown in the map at **Figure 5.2**, with an inset for the village core at **Figure 5.3**. A full assessment of all sites, based on a combination of desktop research and observations is presented in the pro-formas at **Appendix A**.





Figure 5-1: Map of all sites except Site 70. Source: Google Earth.





Figure 5-2: King's Somborne core inset map of sites. Source: Google Earth.

## Site assessment results

5.3 The assessment has identified 12 sites or parts of sites which are potentially suitable for allocation, subject to constraints being addressed and to due consideration of Local Plan policy. The potentially suitable sites are shown in amber in Figure 5-4 and are the following:



- **Site 1 - Land to the West of Little Fromans, Cow Drove Hill, King's Somborne, Hampshire SO20 6QD**
- **Site 3 - Land off Froghole Lane, King's Somborne, Hampshire SO20 6RP**
- **Site 6 - Land adjacent to Cruck Cottage, Winchester Road, King's Somborne, Hampshire SO20 6PF**
- **Site 50 - Land & buildings west of Horsebridge Road, Horsebridge, Hampshire SO20 6PY**
- **Site 53 - Land east of Horsebridge Road, Horsebridge, Hampshire, SO20 6PY**
- **Site 55 - Land east of Furzedown Road, King's Somborne, Hampshire, SO20 6DQ**
- **Site 70 - Land at Compton Manor Estate, Compton, Hampshire, SO20 6QW**
- **Site 80 - Land off Winchester Road and New Lane, King's Somborne, Hampshire, SO20 6NG**
- **Site 81 - Land south of Winchester Road, King's Somborne, Hampshire, SO20 6NG**
- **Site 148b - Land at Spencer's Farm - South, King's Somborne, Hampshire, SO20 6PE**
- **Site 168 – Land off Eldon Road**
- **Site 186 – Allotments, Furzedown Road**

5.4 Of these 12 sites, five are potentially suitable for partial allocation only, meaning that development of the whole site would be inappropriate. These sites are Site 3, Site 50, Site 53, Site 70 and Site 80. Further detail on the parts of each site considered potentially suitable or unsuitable for development can be found in **Table 5.1**.


5.5 The remaining 12 sites are considered unsuitable for allocation in the Neighbourhood Plan.



The following tables provide a summary of the findings of the assessment of potential development sites within the King's Somborne Neighbourhood Plan area. The assessment includes a 'traffic light' rating for each site, indicating whether the site meets the tests of being suitable, available and achievable (viable) for development and therefore appropriate for allocation. **Red** indicates the site is not appropriate for development and **Green** indicates the site is appropriate for development. **Amber** indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated.





<b>Site reference and name: Site 1 - Land to the West of Little Fromans, Cow Drove Hill, King's Somborne, Hampshire SO20 6QD</b>	
<b>SHELAA / SHLAA reference: N/A</b>	
<b>Method of identification: Neighbourhood Plan</b>	
<b>Site map</b>  	
<b>Gross Site area (hectares)</b>	0.48 Ha
<b>Current use</b>	Greenfield with an agricultural barn
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	N/A
<b>Site assessment</b>	<p>Greenfield site with small barn adjacent to Highfield / Cow Drove Hill. The site is well located for the village amenities. It is adjacent and connected to the existing settlement boundary. The access from Highfield is narrow and may require widening to accommodate development, possibly allowing access from Cow Drove Hill. Access should be discussed with the highways authority. 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 both the heritage assets, including the Cob Wall, but also views to and from the Conservation Area. The site has medium landscape sensitivity and medium visual sensitivity. In order to mitigate landscape sensitivity any development should incorporate buffering to ensure that there remains a clear settlement boundary and avoid visual encroachment on the open countryside to the north. In terms of visual sensitivity, the most important impacts to mitigate are glimpses of the site from PRoWs 133/10/1 from the SE, PRoW from the NE and PRoW 133/11/1 from the N. A development could lessen its visual impacts by incorporating sensitive screening.</p> <p>The site is in a SSSI Impact Risk Zone (Within 1,000 metres) which could require consultation with Natural England as development could impact on greenspace.<sup>14</sup></p> <p><b>The site is potentially appropriate for allocation subject to mitigating the identified constraints.</b></p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	<p>Indicative developable area 0.35 ha</p> <p>80% of site area = 0.28 ha</p> <p>TVBC guide density of 30 dwellings per hectare = 8 homes</p> <p>AECOM indicative estimate based on 15-30 dwellings per hectare= 4-8 homes.</p>

<sup>14</sup> See [https://magic.defra.gov.uk/Metadata\\_for\\_magic/SSSI%20IRZ%20User%20Guidance%20MAGIC.pdf](https://magic.defra.gov.uk/Metadata_for_magic/SSSI%20IRZ%20User%20Guidance%20MAGIC.pdf) for information on SSSI impact risk zones. Please refer to this footnote throughout.



<b>Site reference and name: Site 2 - Land Immediately North West of Little Fromans, Cow Drove Hill, King's Somborne, Hampshire SO20 6QD</b>	
<b>SHELAA / SHLAA reference: N/A</b>	
<b>Method of identification: Neighbourhood Plan</b>	
<b>Site map</b>	
 	
<b>Gross Site area (hectares)</b>	0.15 Ha
<b>Current use</b>	Greenfield
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	N/A
<b>Site assessment</b>	<p>Small greenfield site containing woodland between Highfield and Froghole Lane. The site is adjacent and connected to the existing settlement boundary. The site includes a number of mature trees on its boundary and a woodland copse within the site. The site has high landscape sensitivity but low visual sensitivity. The site falls within the Conservation Area and the mature trees are noted as important in the King's Somborne Conservation Policy document (1987). The access from Highfield is currently narrow. Development of the site would be in conflict with Local Plan Policy E2 which requires that future development does not result in the loss of important local features such as trees. The site falls within a SSSI Impact Risk Zone (Within 1,000 metres) which could require consultation with Natural England as development would impact on greenspace.</p> <p><b>The site is not appropriate for allocation due to loss of significant trees and the high landscape sensitivity of the site.</b></p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	N/A

<b>Site reference and name: Site 3 - Land off Froghole Lane, King's Somborne, Hampshire SO20 6RP</b>	
<b>SHELAA / SHLAA reference: N/A</b>	
<b>Method of identification: Neighbourhood Plan</b>	
<b>Site map</b>  	
<b>Gross Site area (hectares)</b>	1.75 Ha
<b>Current use</b>	Greenfield
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	N/A
<b>Site assessment</b>	<p>Greenfield site between Cowdrove Hill and Froghole Lane, adjacent and connected to the existing settlement boundary. The Somborne stream runs along the southern perimeter of the site and the southern half of the site falls within Flood Zone 3 with an additional 10% of the site in Flood Zone 2. The stream feeds into the River Test which is a SSSI. The southern part of the site is also classed as having medium surface water flooding risk. The site has high landscape sensitivity and medium visual sensitivity. The existing narrow access from Froghole Lane would not be suitable for access and upgrading would harm the historic character of this lane and river crossing point. The access point is also through Flood Zone 3. An alternative access could be possible through Site 1 using access from Cow Drove Hill via Highfield, however, the capacity that this access could potentially support may limit the scale of development. Access should be discussed with the highways authority. The site falls within the Conservation Area and contains several identified important trees on its northern and southern boundaries. Any development would need to be contained within the land outside Flood Zone 2 and 3. Development would also be required to incorporate screening and sensitive design in this location to avoid impacting the village's landscape setting and the Conservation Area.</p> <p>The site is within a SSSI Impact Risk Zone (Within 1,000 metres) which could require consultation with Natural England as development would impact on greenspace, and in this case also trees and streams.</p> <p><b>The northern part of the site outside of Flood Zones 2 and 3 is potentially suitable for development and therefore allocation; however, this is subject to further investigation into the feasibility of access and mitigation of the identified constraints.</b></p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	<p>Indicative developable area 0.8 ha</p> <p>80% of site area = 0.64 ha</p> <p>TVBC guide density of 30 dwellings per hectare = 19 homes</p> <p>AECOM indicative estimate based on 15-30 dwellings per hectare = 9-19 homes</p>





<b>Site reference and name: Site 6 - Land adjacent to Cruck Cottage, Winchester Road, King's Somborne, Hampshire SO20 6PF</b>	
<b>SHELAA / SHLAA reference: N/A</b>	
<b>Method of identification: Neighbourhood Plan</b>	
<b>Site map</b>	
 	
<b>Gross Site area (hectares)</b>	0.4 Ha
<b>Current use</b>	Greenfield
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	N/A
<b>Site assessment</b>	<p>Greenfield site in a gap in the linear development on Winchester Road, adjacent and connected to the existing settlement boundary. The site falls within the Conservation Area and is in proximity to neighbouring listed buildings, including Grade II The Cruck Cottage to the north-west, Prospect House to the east and the Old Butchers Shop opposite. The Cruck Cottage is a medieval 15th century cottage adjacent to the site to the west on Winchester Road, Prospect House is 18th century and has a front garden with foot bridges across The Somborne stream immediately opposite the site on the north side of the road. Prospect House is an 18th century manor house set back a considerable distance from Winchester Road, however is visible across the open site from Winchester Road, and this view would likely be impacted by any development. The site has high landscape sensitivity. The site is in proximity to the Somborne but has low risk of fluvial or surface water flooding. Vehicular and pedestrian access could potentially be created from Winchester Road, however there is only limited space to accommodate a T-junction. The trees on the southern flank are mature and tall and are identified for their importance in the Conservation Area Policy document. There is also a large horse chestnut tree which is prominent on Winchester Road on the northern flank of the site which has been identified for its importance in the Conservation Area Policy document and should be retained. 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 which may constrain development and 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 within an SSSI Impact Risk Zone (Within 2,000 metres) and could require consultation with Natural England as development would impact on greenspace.</p> <p><b>The site is potentially suitable for allocation subject to the mitigation of the identified constraints, however, only a limited number of homes could be accommodated because of these constraints.</b></p>
<b>Rating (Red/Amber/Green)*</b>	

<b>Capacity of site for development</b>	Indicative developable area 0.25 ha 80% of site area = 0.2 ha TVBC guide density of 30 dwellings per hectare = 6 homes AECOM indicative estimate based on 15-30 dwellings per hectare = 3-6
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<b>Site reference and name: Site 8 - Land south of Cruck Cottage, Winchester Road, King's Somborne, Hampshire SO20 6PF</b>	
<b>SHELAA / SHLAA reference: N/A</b>	
<b>Method of identification: Neighbourhood Plan</b>	
<b>Site map</b>	
 	
<b>Gross Site area (hectares)</b>	2.23 Ha
<b>Current use</b>	Agriculture
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	N/A
<b>Site assessment</b>	<p>Large field which slopes upwards steeply to the south away from Winchester Road. The site has high visual sensitivity. The site has medium landscape sensitivity and is characterised by its openness and lacks screening from the wider landscape. The sloping hillside is highly prominent and provides part of the backdrop of the village and much of the part of the Conservation Area which stretches along Winchester Road. The site is adjacent and connected to the existing settlement boundary. Vehicular access would have to be achieved through land outside the site boundary and pedestrian access would require a new footpath through this land, potentially via site 6 to the north. . It would not be possible to mitigate the high visual sensitivity of the site because of the site's steeply sloping topography and lack of screening from the wider landscape and the village. This large arable field is prominent when viewed from the village and the Conservation Area, and is visible in gaps along Winchester Road which contribute to the quality of the rural landscape setting. It is not considered that the impact on these views and glimpses of the site could be mitigated. Development would have a high visual impact by introducing development up the valley side. In addition, it would not be possible to mitigate the landscape impacts, similarly because of the site's steep topography and lack of screening.</p> <p>The site is within an SSSI Impact Risk Zone (Within 2,000 metres) and could require consultation with Natural England as development would impact on greenspace.</p> <p><b>The site is not suitable for allocation on the basis of high visual sensitivity and medium landscape sensitivity which it is not deemed possible to sufficiently mitigate.</b></p>
<b>Rating (Red/Amber/Green)*</b>	

Capacity of site for development	N/A
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<b>Site reference and name: Site 50 - Land &amp; buildings west of Horsebridge Road, Horsebridge, Hampshire SO20 6PY</b>	
<b>SHELAA / SHLAA reference: Site 50</b>	
<b>Method of identification: SHELAA 2020</b>	
<b>Site map</b>	
 	
<b>Gross Site area (hectares)</b>	0.61 Ha
<b>Current use</b>	Large cluster of agricultural buildings including barns and brick structures, some hardstanding and greenfield
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Horsebridge which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.
<b>Site assessment</b>	The site is outside of the settlement boundary in the small village of Horsebridge. It contains a number of barns and some greenfield land. The SHELAA assessment notes that development away from the defined settlement is unlikely to meet all the elements of sustainable development considering access to a range of facilities. The site is distant from services in all categories, and there is no footpath access. The site contains a Grade II listed 18th century barn and housing development would likely directly impact on the barn and its association with agricultural uses. The site is considered to have high landscape sensitivity and medium visual sensitivity. Local Plan Policy E5 places the highest importance on protecting these habitats from the impacts of development. The site is within a Groundwater Source Protection Zone: Zone 1 – Inner Protection Zone and potential polluting impacts on groundwater may need to be investigated as part of a planning application before development was approved. The NP policies propose a strategic gap between King's Somborne and Horsebridge, however, this does not impact on the site as it is located in Horsebridge itself. The site may have archaeological remains of the Roman Road as its course passes through the site.



	<p>The site is within 200 metres of the SSSI and consultation could be required with Natural England.</p> <p>The site could potentially come forward as permitted development involving a change of use from agricultural barns and/or offices to residential. This may require prior approval from TVBC and consultation with Natural England.</p> <p><b>The site is potentially suitable for allocation for conversion of the farm buildings and barns to residential uses, subject to consultation with TVBC.</b></p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	<p>It is not possible to estimate the number of dwellings possible from converting the buildings on the site.</p> <p>Landowner estimate is 10 dwellings.</p>

<b>Site reference and name: Site 51 - Land east of Horsebridge Farm Cottages, Horsebridge, Hampshire, SO20 6PY</b>	
<b>SHELAA / SHLAA reference: Site 51</b>	
<b>Method of identification: SHELAA 2020</b>	
<b>Site map</b>	
 	
<b>Gross Site area (hectares)</b>	0.48 Ha
<b>Current use</b>	Greenfield
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	<p>The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Horsebridge which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.</p>
<b>Site assessment</b>	<p>The site is located outside of the settlement boundary in the small village of Horsebridge and comprises greenfield land. The SHELAA assessment notes that development away from the defined settlement is unlikely to meet all the elements of sustainable development considering access to a range of facilities. The site is distant from services in all categories, and there is no footpath access. The site is adjacent to a Grade II listed 18th century barn and housing development would likely directly impact on the barn and its association with agricultural uses. The site may have archaeological remains of the Roman Road as its course passes through the site. The site is entirely greenfield and is considered to have high landscape sensitivity. The site has</p>

	medium visual sensitivity. The site is within 200 metres of the SSSI and consultation could be required with Natural England. Local Plan Policy E5 places the highest importance on protecting these habitats from the impacts of development. The site is within a Groundwater Source Protection Zone: Zone 1 – Inner Protection Zone and potential polluting impacts on groundwater may need to be investigated as part of a planning application before development was approved. The NP policies propose a strategic gap between King's Somborne and Horsebridge, however, this does not impact on the site as it is located in Horsebridge itself. Residential development in this location would not be in keeping with the very rural context and existing settlement pattern of Horsebridge. <b>The site is not suitable for allocation due to its remote location in relation to services and facilities.</b>
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

<b>Site reference and name: Site 52 - Land west of Horsebridge Road, Horsebridge, Hampshire, SO20 6PY</b>	
<b>SHELAA / SHLAA reference: Site 52</b>	
<b>Method of identification: SHELAA 2020</b>	
<b>Site map</b>  	
<b>Gross Site area (hectares)</b>	0.38 Ha
<b>Current use</b>	Greenfield
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Horsebridge which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.
<b>Site assessment</b>	The site is located outside of the settlement boundary in the small village of Horsebridge and comprises greenfield land. The SHELAA assessment notes that development away from the defined settlement is unlikely to meet all the elements of sustainable development considering access to a range of facilities. The site is distant from services in all categories, and there is no footpath access. The site has both high landscape

	<p>sensitivity and high visual sensitivity. The site is within 200 metres of the SSSI and consultation could be required with Natural England. Local Plan Policy E5 places the highest importance on protecting these habitats from the impacts of development. The site is within a Groundwater Source Protection Zone: Zone 1 – Inner Protection Zone and potential polluting impacts on groundwater may need to be investigated as part of a planning application before development was approved. The NP policies propose a strategic gap between King's Somborne and Horsebridge, however, this does not impact on the site as it is located in Horsebridge itself. Development would not be in keeping with the very rural context and existing settlement pattern of Horsebridge.</p> <p>The site is not suitable for allocation due to its remote location in relation to services and facilities.</p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	N/A


<b>Site reference and name: Site 53 - Land east of Horsebridge Road, Horsebridge, Hampshire, SO20 6PY</b>	
<b>SHELAA / SHLAA reference: Site 53</b>	
<b>Method of identification: SHELAA 2020</b>	
<b>Site map</b>	
	
<b>Gross Site area (hectares)</b>	0.42 Ha
<b>Current use</b>	Agricultural barn and agriculture
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	<p>The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Horsebridge which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities</p>
<b>Site assessment</b>	<p>The site is located outside of any settlement boundary in the small village of Horsebridge and comprises greenfield land with one barn. The SHELAA assessment notes that development away from the defined settlement is unlikely to meet all the elements of sustainable development considering access to a range of facilities. The site is distant from services in all categories, and there is no pedestrian access. The site has both high landscape sensitivity and high visual sensitivity. The site is within 200 metres</p>



	<p>of the SSSI and consultation could be required with Natural England. Local Plan Policy E5 places the highest importance on protecting these habitats from the impacts of development. The site is within a Groundwater Source Protection Zone: Zone 1 – Inner Protection Zone and potential polluting impacts on groundwater may need to be investigated as part of a planning application before development was approved. The NP policies propose a strategic gap between King's Somborne and Horsebridge, however, this does not impact on the site as it is located in Horsebridge itself. The single barn on the site could potentially come forward as permitted development involving a change of use from agricultural barns and/or offices to residential. This may require prior approval from TVBC and consultation with Natural England.</p> <p><b>The site is potentially suitable for allocation for conversion of the farm building to residential uses, subject to consultation with TVBC.</b></p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	It is not possible to estimate the number of dwellings possible from converting the buildings on the site. Landowner estimate is 1 dwelling.

<b>Site reference and name: Site 54 - Land between Romsey Road and Horsebridge Road, Horsebridge, Hampshire, SO20 6PY</b>	
<b>SHELAA / SHLAA reference: Site 54</b>	
<b>Method of identification: SHELAA 2020</b>	
<b>Site map</b>	
 	
<b>Gross Site area (hectares)</b>	0.67 Ha
<b>Current use</b>	Greenfield
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Horsebridge which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.
<b>Site assessment</b>	The site is a triangle of greenfield land in an isolated location between King's Somborne and Horsebridge. The site is opposite dwellings, but is otherwise in an area characterised by open countryside. The SHELAA assessment notes that development away from the defined settlement is

	<p>unlikely to meet all the elements of sustainable development considering access to a range of facilities. The site also lacks vehicular or pedestrian access. The site is considered to have high landscape sensitivity and medium visual sensitivity, with steeply sloping topography. The NP policies propose a strategic gap between King's Somborne and Horsebridge and this would be likely to impact this site as it is between the two settlements. The site is within a Groundwater Source Protection Zone: Zone 2 – Outer Protection Zone and potential polluting impacts on groundwater may need to be investigated as part of a planning application before development was approved. The site is within a SSSI Impact Risk Zone (Within 1,000 metres) and consultation may be required with Natural England as development would impact on greenspace. It is not considered possible to mitigate the high landscape sensitivity because of the site's steeply sloping topography and exposed location.</p> <p><b>The site is not suitable for allocation on the grounds that it is isolated away from a defined settlement and services, and that development would have a high landscape impact in this location.</b></p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	N/A

<b>Site reference and name: Site 55 - Land east of Furzedown Road, King's Somborne, Hampshire, SO20 6DQ</b>	
<b>SHELAA / SHLAA reference: Site 55</b>	
<b>Method of identification: SHELAA 2020</b>	
<b>Site map</b> 	
<b>Gross Site area (hectares)</b>	3.5 Ha
<b>Current use</b>	Agriculture
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	<p>The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>
<b>Site assessment</b>	<p>The site is a narrow strip of a field in open countryside located adjacent to the built-up area and settlement boundary of King's Somborne. It is potentially too narrow to accommodate a coherent development and this would need to be investigated through design work. There is no defensible boundary on the western edge which could lead to further encroachment into open land. The site is considered to have medium landscape sensitivity and medium visual sensitivity. Vehicular access could</p>

	<p>potentially be created from Humbers View, Scott Close or the Gorrings but this would need to be discussed with the highways authority. In order to mitigate landscape and visual impacts, any development should incorporate a soft boundary to demarcate the edge of the development where it meets the open countryside. Development should be sensitive to the PRoW, ensuring that this is protected from impacts. The site is within a Groundwater Source Protection Zone: Zone 2 – Outer Protection Zone and potential polluting impacts on groundwater may need to be investigated as part of a planning application before development was approved. The site is within a SSSI Impact Risk Zone (Within 2,000 metres) and it is possible there would need to be consultation with Natural England as development would impact on greenspace.</p> <p><b>The site is potentially suitable for allocation subject to the mitigation of landscape and visual impacts, and confirmation that access would be possible.</b></p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	<p>Indicative developable area 2.63 ha  75% of site area = 1.96 ha  TVBC guide density of 30 dwellings per hectare = 59 homes  AECOM indicative estimate based on 15-30 dwellings per hectare = 29-59 dwellings. The SHELAA figure is 175 dwellings which is considered too high given the narrow shape of the site. It is recommended that design work is carried out to test the capacity of the site.</p>

**Site reference and name: Site 57 - Land between Furzedown Road and Eldon Road, King's Somborne, Hampshire, SO20 6DQ**

**SHELAA / SHLAA reference: Site 57**


**Method of identification: SHELAA 2020**

**Site map**




<b>Gross Site area (hectares)</b>	4 Ha
<b>Current use</b>	Agriculture
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	<p>The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>
<b>Site assessment</b>	<p>Large field to the south of King's Somborne between Eldon Road and Furzedown Road. The site is considered to have medium landscape sensitivity and high visual sensitivity. The site falls outside of the built-up area of King's Somborne and is outside of the settlement boundary.</p>

	<p>Development on the site would be disconnected from the existing settlement. The site is within a Groundwater Source Protection Zone: Zone 2 – Outer Protection Zone and potential polluting impacts on groundwater may need to be investigated as part of a planning application before development was approved. The site falls within a SSSI Impact Risk Zone (Within 2,000 metres) and consultation with Natural England could be required as development would impact on greenspace. It is also considered that the impacts on views from PRow's including 133/122/1 and 133/506/1 would be significant as the site is prominent in views where there is no evidence of existing settlement.</p> <p><b>The site is not appropriate for allocation because it is detached and separate from the built-up area and settlement boundary and also because it is not deemed possible to sufficiently mitigate landscape and visual impacts.</b></p>
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

<b>Site reference and name: Site 70 - Land at Compton Manor Estate, Compton, Hampshire, SO20 6QW</b>	
<b>SHELAA / SHLAA reference: Site 70</b>	
<b>Method of identification: SHELAA 2020</b>	
<b>Site map</b>  <p>Photo not available as site inaccessible</p>	
Gross Site area (hectares)	0.94 Ha
Current use	Agricultural barn and greenfield
Proposed use	Housing
SHELAA conclusions	<p>The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the Compton which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.</p>
Site assessment	<p>The site is a large barn and an area of greenfield in an isolated location on the Compton Manor Estate. The closest settlement is the hamlet of Compton. The SHELAA assessment notes that development away from the defined settlement is unlikely to meet all the elements of sustainable development considering access to a range of facilities. The site is isolated and remote from services in all categories. The site is considered to have medium landscape sensitivity and medium visual sensitivity. There is also no</p>




	<p>pedestrian footpath. The site is in a SSSI Impact Risk Zone (Within 2,000 metres) and consultation with Natural England may be required as development may impact on trees and greenspace. The site is adjacent to areas of woodland. The single barn on the site could potentially come forward as permitted development involving a change of use from agricultural barns and/or offices to residential. This may require prior approval from TVBC and consultation with Natural England.</p> <p><b>The site is potentially partly suitable for allocation only on the basis of the single barn being converted to residential uses, subject to consultation with TVBC.</b></p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	<p>It is not possible to estimate the number of dwellings possible from converting the buildings on the site.</p> <p>The SHELAA figure of 20 dwellings is considered too high if development is restricted to conversion of buildings only.</p>

<b>Site reference and name: Site 78 - Land east of Church Road, King's Somborne, Hampshire, SO20 6NL</b>	
<b>SHELAA / SHLAA reference: Site 78</b>	
<b>Method of identification: SHELAA 2020</b>	
<b>Site map</b>  	
<b>Gross Site area (hectares)</b>	1.5 Ha
<b>Current use</b>	Agriculture
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	<p>The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>
<b>Site assessment</b>	<p>The site consists of a portion of a large field east of Church Road. The site is adjacent to the built-up area and settlement boundary of King's Somborne. The site has a live planning application, 19/02899/OUTS. The site has high landscape sensitivity and high visual sensitivity, with steeply sloping topography. The site does not currently have vehicular or pedestrian access. It is not considered possible to mitigate the landscape impacts because the site is located on elevated land on a ridgeline between a valley</p>



	<p>to its north and south. The site's steeply sloping topography up to this ridgeline mean that development would be highly prominent. The ridgeline is an important characteristic of views from the valley to the south and from a ridgeline to the west, particularly PRow 133/505/1. Development would necessarily visually impact on these views of the ridgeline. The site is within a SSSI Impact Risk Zone (Within 2,000 metres) and consultation may be required with Natural England as development would impact on greenspace.</p> <p><b>The site is not suitable for allocation because of the high landscape sensitivity and high visual sensitivity of the location.</b></p>
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A



<b>Site reference and name: Site 79 – Land east of allotments, Church Road</b>	
<b>SHELAA / SHLAA reference: Site 79</b>	
<b>Method of identification: SHELAA 2020</b>	
<b>Site map</b> 	
<b>Gross Site area (hectares)</b>	1.1 Ha
<b>Current use</b>	Agriculture
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	<p>The site is available and promoted for development by the land owner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>
<b>Site assessment</b>	<p>The site comprises the western part of a large arable field which slopes up steeply from the valley in which King's Somborne lies. The site is adjacent to the built-up area and settlement boundary of King's Somborne. The site has medium landscape sensitivity and high visual sensitivity. The site is adjacent to the Conservation Area and within its setting. The site does not have vehicular or pedestrian access, and access would have to be found through alternative land. The site is elevated well above the settlement in the setting of the Conservation Area and the site also slopes steeply upwards meaning that development would have a high impact on the village's landscape setting. Development would have considerable visual impacts because the site forms part of</p>

	the visual backdrop in views across the valley from the north, including from the A3057 as it approaches and PRoW 133/12/1. The site is also prominent in views within the Conservation Area between buildings. Development would detract from these views by introducing development up the elevated, exposed valley side. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development would impact on greenspace. It is not considered possible that the landscape impact could be mitigated. <b>The site is not appropriate for allocation due to landscape and visual sensitivity and lack of feasible access.</b>
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

<b>Site reference and name: Site 80 – Land off Winchester Road and New Lane, King's Somborne, Hampshire, SO20 6NG</b>	
<b>SHELAA / SHLAA reference: Site 80</b>	
<b>Method of identification: SHELAA 2020</b>	
<b>Site map</b>	
 	
<b>Gross Site area (hectares)</b>	1.1 Ha
<b>Current use</b>	Greenfield and agriculture
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	The site is available and promoted for development by the land owner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.
<b>Site assessment</b>	The site consists of a field north-west of Winchester Road and south west of New Lane. The site is adjacent to the built-up area and settlement boundary of King's Somborne. It is situated adjacent to the Somborne stream and the southern part of the site (approximately 20%) is in Flood Zone 2 or 3 and also has an area of medium surface water flood risk. The site is partly within the Conservation Area. The site is also recorded in Historic England's database <sup>15</sup> as being in proximity to three Grade II listed buildings: Grade II listed Granary 2 Metres East of Manor Farmhouse, Manor Farmhouse and Barn and Stables 20 Metres South East of Manor

<sup>15</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1093789>

	<p>Farmhouse. The site currently has access from New Lane but the potential to create a suitable access to accommodate the level of development proposed would need to be established. . There are some significant trees within or on the boundary of the site. Some of these trees are noted as important in the Conservation Area Policy Document. The site has high landscape sensitivity and medium visual sensitivity. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development would impact on greenspace. Access could be possible from New Lane (there is an existing access point to the site) but this should be discussed with the highways authority. Development would be limited to areas outside Flood Zone 2 and 3 and should 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.</p> <p><b>The northern part of the site is potentially partly suitable for allocation for limited development subject to avoiding areas of flood risk and creating a feasible access.</b></p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	<p>Indicative developable area 0.8 ha  80% of site area = 0.64 ha  TVBC guide density of 30 dwellings per hectare = 19 homes  AECOM indicative estimate based on 15-30 dwellings per hectare = 9-19 homes  SHELAA estimate is 11 dwellings.</p>

<b>Site reference and name: Site 81 – Land south of Winchester Road, King's Somborne, Hampshire, SO20 6NG</b>	
<b>SHELAA / SHLAA reference: Site 81</b>	
<b>Method of identification: SHELAA 2020</b>	
<b>Site map</b>	
 	
<b>Gross Site area (hectares)</b>	0.6 Ha
<b>Current use</b>	Greenfield
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	<p>The site is available and promoted for development by the land owner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>



<p><b>Site assessment</b></p>	<p>The site consists of a field south-east of Winchester Road. The site is adjacent to the built-up area and settlement boundary of King's Somborne. The site is fully within the Conservation Area. The site is also in proximity to three Grade II listed buildings: Grade II listed Granary 2 Metres East of Manor Farmhouse, Manor Farmhouse and Barn and Stables 20 Metres South East of Manor Farmhouse. The site does not have pedestrian access. The site is also to the north-east of listed Manor Farm Cottages. The site is bounded on its north-west and south-east perimeter by a hedgerow noted for its importance in the Conservation Area Policy Document. There is also one significant tree within the site. Some of these trees are noted as important in the Conservation Area Policy Document. The site has high landscape sensitivity and medium visual sensitivity. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development would impact on greenspace. Development should be designed in a way which responds to the site's high landscape sensitivity, and the design should be sensitive to avoid unacceptable impacts on this part of the Conservation Area which is visually rural and historic. Any impacts on the Grade II listed heritage assets should be avoided by sympathetic design. Any scheme should avoid the removal of important trees and hedgerows. <b>The site is potentially suitable for allocation subject to avoiding impacts on trees and hedgerows, and sensitive design may be required to avoid impacts on the Conservation Area, listed buildings and the landscape and visual constraints of the site. The constraints of the site mean that the development capacity for the site may be low. The lack of a footpath from the site may render the site unsuitable and this should be discussed with the highways authority.</b></p>
<p><b>Rating (Red/Amber/Green)*</b></p>	
<p><b>Capacity of site for development</b></p>	<p>Indicative developable area 0.45 ha 80% of site area = 0.36 ha TVBC guide density of 30 dwellings per hectare = 10 homes AECOM indicative estimate based on 15-30 dwellings per hectare = 5-10 homes SHELAA estimate is 11 dwellings.</p>

**Site reference and name: Site 148a - Land at Spencer's Farm - North, King's Somborne, Hampshire, SO20 6PE**

**SHELAA / SHLAA reference: Site 148**

**Method of identification: SHELAA 2020**



**Site map**



<b>Gross Site area (hectares)</b>	2.35 Ha
<b>Current use</b>	Agriculture
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	The site is available and promoted for development by the land owner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.
<b>Site assessment</b>	<p>The site is a large field which is adjacent to the built-up area and settlement boundary of King's Somborne. The site has high visual sensitivity and medium landscape sensitivity. The site does not have footpath access and there does not appear to be potential to connect a footpath to the village amenities. The site is adjacent to the Conservation Area and within its setting. It is adjacent to some significant trees. The site has high visual sensitivity because of its open character and the site is widely visible as a result of its elevated position in the landscape. Any development would be particularly prominent from PRoW 133/22/1, part of the Clarendon Way long distance trail. In these long distance views, development would detract from the setting of the village where the existing built-up area is generally at a lower elevation and concealed in views in the valley. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development would impact on greenspace. The site is also part of the foreground of views south from the A3057 its approach to the village.</p> <p><b>The site is not appropriate for allocation due to its high visual sensitivity and the lack of pedestrian access.</b></p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	N/A

<b>Site reference and name: Site 148b - Land at Spencer's Farm - South, King's Somborne, Hampshire, SO20 6PE</b>	
<b>SHELAA / SHLAA reference: Site 148</b>	
<b>Method of identification: SHELAA 2020</b>	
<b>Site map</b>	
 	
<b>Gross Site area (hectares)</b>	0.85 Ha
<b>Current use</b>	Agriculture
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	The site is available and promoted for development by the land owner, with interest from a developer. The site is located outside of the settlement

	boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.
<b>Site assessment</b>	<p>Greenfield site adjacent to the built-up area and settlement boundary of King's Somborne. The site has medium landscape sensitivity and medium visual sensitivity. The site does not have footpath access and the potential to accommodate vehicular and pedestrian access from Muss Lane or an alternative point would need to be confirmed with the highways authority. The site is adjacent to the Conservation Area and within its setting. The site has some significant hedgerows on its boundaries noted in the Conservation Area Policy Document. Any development should incorporate both screening and sensitive design. It is important to retain the site's hedgerows and border vegetation which provides some existing screening and filters long distance views. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development would impact on greenspace.</p> <p><b>The site is potentially appropriate for allocation subject to the mitigation of the identified constraints and confirmation of access.</b></p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	<p>Indicative developable area 0.8 ha  80% of site area = 0.64 ha  TVBC guide density of 30 dwellings per hectare = 19 homes  AECOM indicative estimate based on 15-30 dwellings per hectare = 9-19 homes.  SHELAA estimate is 30 dwellings for wider Site 148</p>

<b>Site reference and name: Site 168 – Land off Eldon Road</b>	
<b>SHELAA / SHLAA reference: Site 168</b>	
<b>Method of identification: SHELAA 2020</b>	
<b>Site map</b>  	
<b>Gross Site area (hectares)</b>	4.06 Ha
<b>Current use</b>	Agriculture
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	<p>The site is available and promoted for development by the land owner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>



<b>Site assessment</b>	<p>The site is a large field to the south of King's Somborne which is adjacent to the built-up area and settlement boundary. The site has medium landscape sensitivity and medium visual sensitivity. The site has medium surface water flooding risk. This site has been submitted for outline planning twice, firstly in 2014 as an outline application for 60 dwellings (including 40% affordable housing), structural landscaping, informal public open space, children's play areas, surface water management, vehicular access and associated ancillary works. This planning application was refused on 29th October 2015. An appeal was subsequently withdrawn. The same application was re-submitted in 2016 and was refused 27th April 2017. The officer's report refused the application on the grounds of landscape impacts and non-accordance with Local Plan policies COM2 and E2(a). The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development would impact on greenspace. It is likely that these refusals indicate that a scheme of the same scale would not be acceptable, however, the site could possibly be considered for a more limited scale of development. <b>The site is potentially suitable for allocation for a limited scale of development subject to the mitigation of landscape and visual constraints.</b></p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	<p>Indicative developable area 3.4 ha  75% of site area = 2.55 ha  TVBC guide density of 30 dwellings per hectare = 76 homes  AECOM indicative estimate based on 15-30 dwellings per hectare = 38-76 homes.  SHELAA estimate is 60 dwellings. The capacity is considered to be more appropriate at the lower end of the indicative estimate of 38-76 as there have been two refusals for applications at the higher end of the scale (60 dwellings).</p>

<b>Site reference and name: Site 186 – Allotments, Furzedown Road</b>	
<b>SHELAA / SHLAA reference: Site 186</b>	
<b>Method of identification: SHELAA 2017</b>	
<b>Site map</b>  	
<b>Gross Site area (hectares)</b>	0.92 Ha
<b>Current use</b>	Allotments
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	The site is available and promoted for development by the land owner, with interest from a developer. The site is located within the settlement boundary of Kings Somborne

	identified by the TVBC Revised Local Plan DPD. Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.
<b>Site assessment</b>	<p>The site is in use as allotments and is located adjacent to Furzedown Road in King's Somborne. The site is within the built-up area and within the settlement boundary. The site is subject to a live planning application, 19/02899/OUTS, for 18 dwellings. The site has medium landscape sensitivity and medium visual sensitivity. The site has a steeply sloping topography and this may impact on the potential to facilitate vehicular access. The site has medium landscape sensitivity but views from the wider landscape of development would be screened by retaining mature trees on the site boundary. Similarly, the site's visual sensitivity can be lessened by existing partial screening which could also be maintained and enhanced. access. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development would impact on greenspace. The site is use as an allotment and is also registered as a Site of Community Value, and this is an issue to consider at the site selection stage.</p> <p><b>The site is potentially suitable for allocation subject to resolving or mitigating the identified constraints including provision of access and ensuring the re-provision of the allotment for the community at an alternative site.</b></p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	<p>Indicative developable area 0.9 ha  80% of site area = 0.72 ha  TVBC guide density of 30 dwellings per hectare = 21 homes  AECOM indicative estimate based on 15-30 dwellings per hectare = 10-21 homes.  SHELAA estimate is 25 dwellings</p>

<b>Site reference and name: Site 207 – Land at Winchester Road and New Lane</b>	
<b>SHELAA / SHLAA reference: Site 207</b>	
<b>Method of identification: SHLAA 2014</b>	
<b>Site map</b>	
 	
<b>Gross Site area (hectares)</b>	1.99 Ha
<b>Current use</b>	Agriculture



<b>Proposed use</b>	Housing
<b>SHLAA conclusions</b>	The site is promoted by the landowner and is therefore considered available. King's Somborne and the site is located to the east of the village. The site is within the countryside but borders residential development to the west. There is an area of flood risk to the south and a number of listed buildings border the site. The site is being promoted and is considered achievable. The site is considered available and achievable. <i>[Note that this conclusion is for a site area also incorporating Site 80. The AECOM assessment will only include the area of Site 207 to the north of Site 80 to avoid duplication.]</i>
<b>Site assessment</b>	Large greenfield site, its south west corner adjacent to the built-up area and settlement boundary . The site is adjacent to the Conservation Area and within its setting. The site has high visual sensitivity and medium landscape sensitivity. The site has some mature trees on its boundaries and part of the site contains an important hedgerow noted in the Conservation Area Policy Document. It is not considered possible to mitigate the visual impact of development. When seen in long distance views, the site has a clear sense of visual separation from the main area of the settlement (although this would not be the case if the site was developed in combination with adjacent land between the site and the settlement edge). It is clearly visible from the south side of the valley from PRoW 133/22/1 also known as Clarendon Way. Development could also disrupt the visual character of New Lane which retains a strongly rural appearance. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development could impact on greenspace. <b>The site is not suitable for allocation on the basis of landscape and visual sensitivity.</b>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	N/A

<b>Site reference and name: Site 215 – Land at Church Road</b>
<b>SHELAA / SHLAA reference: Site 215</b>
<b>Method of identification: SHELAA 2017</b>
<b>Site map</b>  

<b>Gross Site area (hectares)</b>	2.51 Ha
<b>Current use</b>	Agriculture
<b>Proposed use</b>	Housing
<b>SHELAA conclusions (relating to site 251, 79 and 186 together)</b>	<p>The site is located partially within the settlement boundary of the village of Kings Somborne, however the majority of the site is situated within the countryside. The portion of the site within the settlement boundary is currently in use as allotments, any development would have to comply with Policy LHW1. The site is immediately adjacent to the Kings Somborne Conservation Area. There are existing dwellings to the north, south and west of the site. There are local amenities within walking distance; however there is a bus stop close to the site located along Church Lane. The site entrance is off of Furzedown Road which joins up to the A3057 allowing for access to Stockbridge local centre to the north and Romsey to the south. The site is available and promoted for development by the land owner, and there is interest from a developer. Development of 147 dwellings (at 30dph) is proposed within five years. [Note that this SHELAA conclusion is for a site area including Site 79 and Site 186. The AECOM assessment will only include the area of Site 215 to the east of Site 79 and Site 186 to avoid duplication.]</p>
<b>Site assessment</b>	<p>This site comprises the eastern part of an arable field which steeply rises to the southern valley side of King's Somborne. The site is adjacent to the built-up area and settlement boundary. The site has high visual sensitivity and medium landscape sensitivity with steeply sloping topography. The site has no vehicular or pedestrian access. It is not deemed possible to mitigate the high visual sensitivity of the site because it has a strongly open character and forms part of the visual backdrop in views across the valley, including the A3057 and PRoW 133/12/1 (Clarendon Way). Development on the site could detract from the landscape setting of the village by introducing development on the elevated valley side. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development could impact on greenspace.</p> <p><b>The site is not suitable for allocation on the grounds of very significant landscape and visual impacts that any development would have in this location.</b></p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	N/A

<b>Site reference and name: Tarmac Site</b>
<b>SHELAA / SHLAA reference: N/A</b>
<b>Method of identification: Neighbourhood Plan</b>
<b>Site map</b>  

<b>Gross Site area (hectares)</b>	7.19 Ha
<b>Current use</b>	Former quarry, tarmac manufacturing site
<b>Proposed use</b>	Housing
<b>SHELAA conclusions</b>	N/A
<b>Site assessment</b>	<p>The site is a former chalk quarry which is now being used for timber storage and an asphalt plant alongside ancillary facilities and offices. The site's availability is not clear because the site has recently had an application for a Lawful Development Certificate for existing uses which include a timber storage facility, asphalt plant and offices. It is therefore possible that the owners of the site wish to continue the site's industrial uses. The site is isolated in the countryside far from services in all categories and there is no pedestrian access. The site falls outside of the settlement boundary. The site area put forward for development is adjacent to a large area of BAP Priority Habitat: Deciduous Woodland which is a significant constraint to development. Medium landscape sensitivity and medium visual sensitivity are additional constraints. The site is within just 500 metres of the SSSI and consultation could be required with Natural England. Residential development would not be appropriate in this location because it would not be possible to mitigate the site's isolation any settlement or services and pedestrians would have to take unsafe routes along rural roads to reach services. Residential development could impact on the tranquillity and rural nature of this location. The site may be viewed through tree gaps from public footpaths and from the Test River valley. The site is steeply sloping into a depression in its centre as it is a former chalk quarry and therefore surface water drainage could be a viability issue. Note that the site has been submitted for residential however the site could alternatively be allocated for employment uses. <b>The site is unsuitable for residential allocation owing to its isolation from services in the open countryside.</b></p>
<b>Rating (Red/Amber/Green)*</b>	
<b>Capacity of site for development</b>	N/A

**Table 5.1: Site Assessment Summary Table**

Site Ref.	Location/ description	Site Assessment conclusions	Site capacity estimate (dwellings)
Site 1	Land to the West of Little Fromans, Cow Drove Hill, King's Somborne, Hampshire SO20 6QD	<b>The site is potentially suitable, available and achievable</b>	4-8
Site 2	Land Immediately North West of Little Fromans, Cow Drove Hill, King's Somborne, Hampshire SO20 6QD	<b>The site is not currently suitable, available and achievable.</b>	0
Site 3	Land off Froghole Lane, King's Somborne, Hampshire SO20 6RP	<b>The site is potentially partly suitable, available and achievable</b>	9-19
Site 6	Land adjacent to Cruck Cottage, Winchester Road, King's Somborne, Hampshire SO20 6PF	<b>The site is potentially suitable, available and achievable</b>	3-6
Site 8	Land south of Cruck Cottage, Winchester Road, King's Somborne, Hampshire SO20 6PF	<b>The site is not currently suitable, available and achievable.</b>	0
Site 50	Land & buildings west of Horsebridge Road, Horsebridge, Hampshire SO20 6PY	<b>The site is potentially partly suitable, available and achievable</b>	Up to 10

Site Ref.	Location/ description	Site Assessment conclusions	Site capacity estimate (dwellings)
Site 51	Land east of Horsebridge Farm Cottages, Horsebridge, Hampshire, SO20 6PY	The site is not currently suitable, available and achievable.	0
Site 52	Land west of Horsebridge Road, Horsebridge, Hampshire, SO20 6PY	The site is not currently suitable, available and achievable.	0
Site 53	Land east of Horsebridge Road, Horsebridge, Hampshire, SO20 6PY	The site is potentially partly suitable, available and achievable	1
Site 54	Land between Romsey Road and Horsebridge Road, Horsebridge, Hampshire, SO20 6PY	The site is not currently suitable, available and achievable.	0
Site 55	Land east of Furzedown Road, King's Somborne, Hampshire, SO20 6DQ	The site is potentially suitable, available and achievable	29-59
Site 57	Land between Furzedown Road and Eldon Road, King's Somborne, Hampshire, SO20 6DQ	The site is not currently suitable, available and achievable.	0
Site 70	Land at Compton Manor Estate, Compton, Hampshire, SO20 6QW	The site is potentially partly suitable, available and achievable	1-2
Site 78	Land east of Church Road, King's Somborne, Hampshire, SO20 6NL	The site is not currently suitable, available and achievable.	0
Site 79	Land east of allotments, Church Road	The site is not currently suitable, available and achievable.	0
Site 80	Land off Winchester Road and New Lane, King's Somborne, Hampshire, SO20 6NG	The site is potentially partly suitable, available and achievable	9-19
Site 81	Land south of Winchester Road, King's Somborne, Hampshire, SO20 6NG	The site is potentially suitable, available and achievable	5-10
Site 148a	Land at Spencer's Farm - North, King's Somborne, Hampshire, SO20 6PE	The site is not currently suitable, available and achievable.	0
Site 148b	Land at Spencer's Farm - South, King's Somborne, Hampshire, SO20 6PE	The site is potentially suitable, available and achievable	9-19
Site 168	Land off Eldon Road	The site is potentially suitable, available and achievable	38-76
Site 186	Allotments, Furzedown Road <sup>16</sup>	The site is potentially suitable, available and achievable	10-21
Site 207	Land at Winchester Road and New Lane	The site is not currently suitable, available and achievable.	0
Site 215	Land at Church Road	The site is not currently suitable, available and achievable.	0

<sup>16</sup> Note that the SHELAA uses address 'Church Road' rather than 'Furzedown Road'.



Site Ref.	Location/ description	Site Assessment conclusions	Site capacity estimate (dwellings)
Tarmac Site	Tarmac Site	The site is not currently suitable, available and achievable.	0

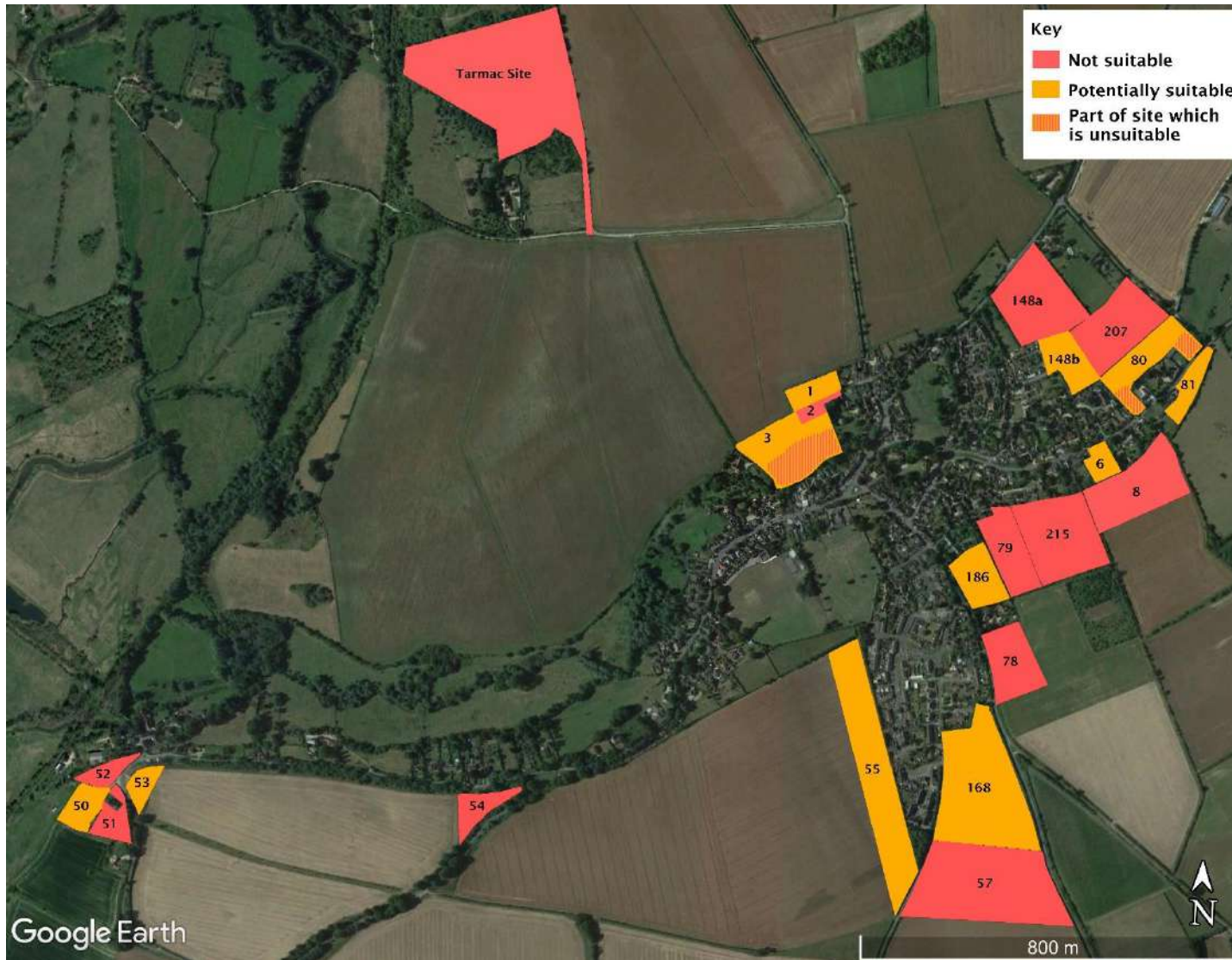


Figure 5-4: Map of site suitability R/A/G ratings (except Site 70). Source: Google Earth.

## 6. Conclusions

- 6.1 King's Somborne Parish Council is preparing a Neighbourhood Plan to shape the future growth of the area in the context of the adopted Test Valley Local Plan (2016).
- 6.2 In addition to a call from TVBC for landowners to identify potential sites for future development in the 2020 SHELAA, King's Somborne Parish Council also conducted its own call for sites. This has allowed the community to identify whether there are opportunities to guide future development to more sustainable locations within the parish which meet the objectives of the Neighbourhood Plan.
- 6.3 The report concludes that twelve sites or parts of sites are potentially suitable for allocation, subject to the mitigation of identified constraints and to due consideration of Local Plan policy. The remaining twelve sites are considered unsuitable for allocation in the Neighbourhood Plan.
- 6.4 This assessment is the first step in the process of making site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with Test Valley Borough Council and the community to select sites for allocation in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the housing needs of the plan area.

## Next Steps

- 6.5 Site-specific recommendations on next steps are provided in **Appendix A** of this report. From the shortlist of suitable sites, the Parish Council should engage with TVBC and the community to select sites for allocation in the NP which best meet the objectives of the NP.
- 6.6 The site selection process should be based on the following:
  - The findings of this site assessment;
  - Discussions with the planning authority;
  - The extent to which the sites support the vision and objectives for the NP;
  - Whether the number of homes to be allocated is proportionate in terms of need and is well-related to the existing settlement and infrastructure;
  - The potential for the sites to meet identified infrastructure needs of the community; and
  - Neighbourhood Plan conformity with strategic Local Plan policy.

## Viability

- 6.7 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with TVBC. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

## Affordable Housing

- 6.8 12 of the 24 sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed-use development. 11 of these sites have the potential to accommodate six or more dwellings and would be required to include a proportion of affordable housing depending on the thresholds for provision of affordable housing in your area<sup>17</sup>. They

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<sup>17</sup> See <https://testvalley.gov.uk/planning-andbuilding/planningpolicy/supplementary-planningdocuments/affordable-housing-supplementary-planningdocument-ah-spd>

are therefore potentially suitable for Discounted Market Housing (e.g. First Homes<sup>18</sup>), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para. 64.

The Government is currently consulting on changes to the current planning system. As part of this they are considering increasing the site size threshold for which developers need to make contributions towards affordable housing from sites of 10 dwellings or more, to sites of 40 or 50 dwellings or more<sup>19</sup> footnote 3. Two of the sites that are suitable or potentially suitable for residential or mixed-use allocation have the potential to meet both the 40 dwellings or 50 dwelling threshold.

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

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<sup>18</sup> The Government is currently consulting on the detail of the First Homes policy, however, it is expected that that a minimum of 25 per cent of all affordable housing units secured through developer contributions should be First Homes. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

<sup>19</sup> The proposal to increase the threshold is subject to ongoing consultation, and it is understood that the uplift in the threshold would be temporary in nature. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>



# Appendix A Individual Site Assessments

## Site 1

1. Site Details	
Site Reference / Name	Site 1
Site Address / Location	Land to the West of Little Fromans, Cow Drove Hill, King's Somborne, Hampshire SO20 6QD
Gross Site Area (Hectares)	0.48
SHLAA/SHELAA Reference (if applicable)	N/A - NP Call for Sites
Existing land use	Greenfield with an agricultural barn
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	4-8 (indicative assessment)
Site identification method / source	NP Call for Sites
Planning history	N/A
Neighbouring uses	Agricultural to north and west, residential to east, greenfield to south

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown – Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Woodland Priority Habitat Network of Lower Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping

## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - narrow access from Highfield not suitable but could be upgraded
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - but access could be provided from Highfield by footpath
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Yes, adjacent
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
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2. Assessment of Suitability							
Distance (metres)	<400m	<400m	>1200m	<400m	>3900m	<400m	>800m
<b>Landscape and Visual Constraints</b> This section should be answered based on existing evidence or by a qualified landscape consultant.							
<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"><li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li><li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li><li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li></ul>				The site comprises a barn and rough grassland/pasture and scrub adjacent to but just outside the conservation area. It comprises land which gently falls from north to south, with sparse tree and hedgerow cover to its boundary, including mature trees. The site has no recreational value, or known cultural associations (apart from being in the setting of the conservation area). The site adjoins the existing settlement pattern and has access from Highfield to its east. The boundary vegetation forms part of the settlement boundary and demarcates the edge to the valley bottom. The tree cover and its function as part of the boundary to the settlement and valley bottom is susceptible to change. The site is judged to be of medium landscape sensitivity.			
<b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"><li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li><li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li><li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li></ul>				The site is semi-enclosed by vegetation such that there are no long distance views of the site, and it is not seen in any identified or recognised views. It is partially visible from PRoW 133/10/1 to the south-east at Froghole Lane, where there are filtered views across the field to its south-east. It is more open along its north boundary such that there are direct views into the site from PRoW 133/12/1 (to the north-east) which forms part of Clarendon Way long distance trail. From further north at PRoW 133/11/1 the intervening landform screens the ground level of the site, but the upper part of the site would be visible. In views from PRoW 133/12/1 and 133/11/1 the site is visible in the context of existing properties to its east, such that residential development would not necessarily be out of place in the view. The site is judged to be of medium visual sensitivity.			
<b>Heritage Constraints</b>							
<b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>				Some impact, and/or mitigation possible - site in proximity to Grade II listed Barn and Shed Immediately North West of Fromans Farmhouse, Fromans Farmhouse and Cob Wall around Garden to North of Fromans Farmhouse. Access would need to be provided sensitively and visual screening would be required to reduce any impacts on the heritage assets.			
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>				Limited or no impact or no requirement for mitigation			
<b>Planning Policy Constraints</b>							



2. Assessment of Suitability	
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>	No
<b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b>	No
<b>Are there any other relevant planning policies relating to the site?</b>	Policy COM2 - Settlement Hierarchy
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	N/A

4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown

## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Indicative developable area 0.35 ha 80% of site area = 0.28 ha TVBC guide density of 30 dwellings per hectare = 8 homes AECOM indicative estimate based on 15-30 dwellings per hectare= 4-8 homes.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
Overall rating ( <b>Red/Amber/Green</b> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . Are there any known viability issues? <b>Yes / No</b>	<b>The site is potentially suitable, available and achievable</b>  Unknown
Summary of justification for rating	Greenfield site with small barn adjacent to Highfield / Cow Drove Hill. The site is well located for the village amenities. It is adjacent and connected to the existing settlement boundary. The access from Highfield is narrow and may require widening to accommodate development, this would allow possible access from Cow Drove Hill via Highfield. Access should be discussed with the highways authority. 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 both the heritage assets, including the Cob Wall, but also views to and from the Conservation Area. The site has medium landscape sensitivity and medium visual sensitivity. In order to mitigate landscape sensitivity any development should incorporate buffering to ensure that there remains a clear settlement boundary and avoid visual encroachment on the open countryside to the north. In terms of visual sensitivity, the most important impacts to mitigate are glimpses of the site from PRowS 133/10/1 from the SE, PRow from the NE and PRow 133/11/1 from the N. A development could lessen its visual impacts by incorporating sensitive screening. The site is in a SSSI Impact Risk Zone (Within 1,000 metres) which could require consultation with Natural England as development could impact on greenspace. <b>The site is potentially appropriate for allocation subject to mitigating the identified constraints.</b>

## Site 2

1. Site Details	
Site Reference / Name	Site 2
Site Address / Location	Land Immediately North West of Little Fromans, Cow Drove Hill, King's Somborne, Hampshire SO20 6QD
Gross Site Area (Hectares)	0.15
SHLAA/SHLAA Reference (if applicable)	N/A - NP Call for Sites
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	
Site identification method / source	NP Call for Sites
Planning history	N/A
Neighbouring uses	Greenfield to north, residential to east, greenfield to south and west

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Woodland Priority Habitat Network of Lower Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping



## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - narrow access from Highfield not suitable but could be upgraded
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - but access could be provided from Highfield by footpath
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Yes, within
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
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2. Assessment of Suitability							
Distance (metres)	<400m	<400m	>1200m	<400m	>3900m	<400m	>800m
<b>Landscape and Visual Constraints</b> This section should be answered based on existing evidence or by a qualified landscape consultant.							
<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"><li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li><li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li><li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li></ul>				<p>The site forms the north-east corner of a meadow accessed from Froghole Lane to its south-east. The site comprises rough grassland / scrub and mature trees, with mature trees along its boundary. The site is located within the Kings Somborne Conservation Area such that it is of cultural value. There is no recreational access. The site adjoins the existing settlement patten with access from Highfield to the east. The extent of mature tree cover within and around the site is susceptible to change and could accommodate minimal change. The site is judged to be of high landscape sensitivity.</p>			
<b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"><li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li><li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li><li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li></ul>				<p>The site is enclosed by vegetation such that there are no long distance views of the site, and it is not seen in any identified or recognised views. It is partially visible from PRoW 133/10/1 to the south-east at Froghole Lane, where there are filtered views across the intervening field. The site is judged to be of low visual sensitivity.</p>			
<b>Heritage Constraints</b>							
<b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>				<p>Some impact, and/or mitigation possible - site in proximity to Grade II listed Barn and Shed Immediately North West of Fromans Farmhouse, Fromans Farmhouse and Cob Wall around Garden to North of Fromans Farmhouse. Access would need to be provided sensitively and visual screening would be required to reduce any impacts on the heritage assets.</p>			
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>				<p>Limited or no impact or no requirement for mitigation</p>			
<b>Planning Policy Constraints</b>							
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>				<p>No</p>			

## 2. Assessment of Suitability

<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy E2 - Protect, Conserve and Enhance the Landscape Character of the Borough</p> <p>Policy COM2 - Settlement Hierarchy</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

## 3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability?</p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	N/A

## 4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
<p>Overall rating (<b>Red/Amber/Green</b>)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues?</p> <p><b>Yes / No</b></p>	<p><b>The site is not currently suitable, available and achievable.</b></p> <p>Unknown</p>
Summary of justification for rating	<p>Small greenfield site containing woodland between Highfield and Froghole Lane. The site is adjacent and connected to the existing settlement boundary. The site includes a number of mature trees on its boundary and a woodland copse within the site. The site has high landscape sensitivity but low visual sensitivity. The site falls within the Conservation Area and the mature trees are noted as important in the King's Somborne Conservation Policy document (1987). The access from Highfield is currently narrow. Development of the site would be in conflict with Local Plan Policy E2 which requires that future development does not result in the loss of important local features such as trees. The site falls within a SSSI Impact Risk Zone (Within 1,000 metres) which could require consultation with Natural England as development would impact on greenspace.</p> <p><b>The site is not appropriate for allocation due to loss of significant trees and the high landscape sensitivity of the site..</b></p>



## Site 3

1. Site Details	
Site Reference / Name	Site 3
Site Address / Location	Land off Froghole Lane, King's Somborne, Hampshire SO20 6RP
Gross Site Area (Hectares)	1.75
SHLAA/SHLAA Reference (if applicable)	N/A - NP Call for Sites
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	10-16 (indicative assessment)
Site identification method / source	NP Call for Sites
Planning history	Note not within site but nearby: TVS.08933/1 – Erection of detached dwelling and erection of garage and relocate plot 4 on the Old Foundry site by 3.5 metres. Permission subject to conditions & notes 13/03/01. Documents discussed impact of views across site looking north and only a single storey dwelling was granted on the basis of reduced impacts on views.
Neighbouring uses	Agricultural to north , greenfield to north east, residential to east, south and west

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent</b></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Partially Flood Zone 3 – southern part of the site. Northern part of the site is Flood Zone 1.
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Medium Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Woodland Priority Habitat Network of Lower Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat

## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - existing narrow access from Froghole Lane would not be suitable for access and upgrading would harm the historic character of this lane and river crossing point. However, an alternative access may be facilitated through Site 1 from Cow Drove Hill via Highfield.
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - pedestrians would have to walk on Froghole Lane or Highfield
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Yes, adjacent
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
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2. Assessment of Suitability							
Distance (metres)	<400m	<400m	>1200m	<400m	>3900m	<400m	>800m
<b>Landscape and Visual Constraints</b> This section should be answered based on existing evidence or by a qualified landscape consultant.							
<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>				The site comprises rough grassland and scrub, and is accessed from Froghole Lane to its south-west. The site is predominantly flat, and is enclosed by mature vegetation. The watercourse on which the village is located forms the southern boundary of the site. The site is within the Kings Somborne Conservation Area, and its enclosed rural character alongside the watercourse forms part of the historic landscape setting to the village. It is one of the last remaining areas of floodplain meadow in the village, which is judged to be a rare and valued characteristic. The site is judged to be of high landscape sensitivity.			
<b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>				The site is enclosed by vegetation such that there are no long distance views of the site, and it is not seen in any identified or recognised views. It is visible from PRoW 133/10/1 along its south-west boundary where its strong enclosure in views from the watercourse ford/crossing are rare in the context of the village. The site is judged to be of medium visual sensitivity.			
<b>Heritage Constraints</b>							
<b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>				Directly impact and/or mitigation not possible - site lies to rear of Grade II listed Crown Hill Cottage, Willow Cottage, Sheppon, The Crown Public House and Yew Tree Cottage. Potential impact on Fromans Farm buildings although these are better screened from the site by trees. The most serious impact would be modification of access on Froghole Lane which is narrow, steep and directly adjacent to Crown Hill Cottage.			
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>				Some impact, and/or mitigation possible - site lies to rear of non-designated heritage asset mentioned in Conservation Area Document.			
<b>Planning Policy Constraints</b>							
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>				No			



## 2. Assessment of Suitability

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i>	No
Are there any other relevant planning policies relating to the site?	Policy E2 - Protect, Conserve and Enhance the Landscape Character of the Borough Policy E5 - Biodiversity Policy COM2 - Settlement Hierarchy
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

## 3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	N/A

## 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Indicative developable area 0.8 ha 80% of site area = 0.64 ha TVBC guide density of 30 dwellings per hectare = 19 homes AECOM indicative estimate based on 15-30 dwellings per hectare = 9-19 homes
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
<p>Overall rating (<b>Red/Amber/Green</b>)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available</b>.</p> <p>The site is <b>not currently suitable, and available</b>.</p> <p>Are there any known viability issues?</p> <p><b>Yes / No</b></p>	<p><b>The site is potentially partly suitable, available and achievable</b></p> <p>Unknown</p>
Summary of justification for rating	<p>Greenfield site between Cowdrove Hill and Froghole Lane, adjacent and connected to the existing settlement boundary. The Somborne stream runs along the southern perimeter of the site and the southern half of the site falls within Flood Zone 3 with an additional 10% of the site in Flood Zone 2. The stream feeds into the River Test which is a SSSI. The southern part of the site is also classed as having medium surface water flooding risk. The site has high landscape sensitivity and medium visual sensitivity. The existing narrow access from Froghole Lane would not be suitable for access and upgrading would harm the historic character of this lane and river crossing point. The access point is also through Flood Zone 3. An alternative access could be possible through Site 1 using access from Cow Drove Hill via Highfield, however, the capacity that this access could potentially support may limit the scale of development. Access should be discussed with the highways authority.</p> <p>The site falls within the Conservation Area and contains several identified important trees on its northern and southern boundaries. Any development would need to be contained within the land outside Flood Zone 2 and 3. Development would also be required to incorporate screening and sensitive design in this location to avoid impacting the village's landscape setting and the Conservation Area.</p> <p>The site is within a SSSI Impact Risk Zone (Within 1,000 metres) which could require consultation with Natural England as development would impact on greenspace, and in this case also trees and streams.</p> <p><b>The northern part of the site outside of Flood Zones 2 and 3 is potentially suitable for development and therefore allocation; however, this is subject to further investigation into the feasibility of access and mitigation of the identified constraints..</b></p>

## Site 6

1. Site Details	
Site Reference / Name	Site 6
Site Address / Location	Land adjacent to Cruck Cottage, Winchester Road, King's Somborne, Hampshire SO20 6PF
Gross Site Area (Hectares)	0.40
SHLAA/SHLAA Reference (if applicable)	N/A - NP Call for Sites
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	3-6 (indicative assessment)
Site identification method / source	NP Call for Sites
Planning history	TVS.LB.00362/1 - Summerhouse - The Cruck Cottage, Winchester Road, Kings Somborne. Consent - 18/05/89.
Neighbouring uses	Residential on all sides except for south which is agricultural

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping



## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - field gate to Winchester Road
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - pavements on Winchester Road
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Yes, adjacent
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	400-1200m	>800m

## 2. Assessment of Suitability

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- *Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- *Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- *High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

The site comprises rough grassland, ruderal vegetation and scrub and is accessed from Winchester Road to the north. The site is within the Kings Somborne Conservation Area, and is one of the few remaining undeveloped areas along Winchester Road in the conservation area, which is judged to be a valued characteristic. The southern boundary of the site is formed by a distinctive linear group of mature trees which function as part of the settlement boundary. The boundary vegetation to the south is susceptible to change, as is the site's position in the conservation area. The site is judged to be of high landscape sensitivity.

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

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

The site is semi-enclosed by vegetation such that there are no long distance views of the site, and it is not seen in any identified or recognised views. There are open views into the site from Winchester Road, and filtered views from PRow 133/22/1 which is part of Clarendon Way long distance trail. From PRow 133/22/1 the site is partially visible beyond the intervening tree belt, but seen in the context of existing residential settlement in this part of the village such that if the tree belt was retained it would not impact views. The site is judged to be of medium visual sensitivity.

### Heritage Constraints

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible - site adjacent to the Grade II listed Cruck Cottage and Prospect House and opposite the Old Butchers Shop. The site falls in a vulnerable location and will require sensitive design to mitigate heritage impacts. Site is within the Conservation Area.

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

### Planning Policy Constraints

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

*Yes / No / Unknown*

No

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?**

*Yes / No / Unknown*

No

## 2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Policy COM2 - Settlement Hierarchy
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

## 3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	N/A

## 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Indicative developable area 0.25 ha 80% of site area = 0.2 ha TVBC guide density of 30 dwellings per hectare = 6 homes AECOM indicative estimate based on 15-30 dwellings per hectare = 3-6
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
Overall rating ( <b>Red/Amber/Green</b> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . Are there any known viability issues? <b>Yes / No</b>	<b>The site is potentially suitable, available and achievable</b>  Unknown

<p><b>Summary of justification for rating</b></p>	<p>Greenfield site in a gap in the linear development on Winchester Road, adjacent and connected to the existing settlement boundary. The site falls within the Conservation Area and is in proximity to neighbouring listed buildings, including Grade II The Cruck Cottage to the north-west, Prospect House to the east and the Old Butchers Shop opposite. The Cruck Cottage is a medieval 15th century cottage adjacent to the site to the west on Winchester Road, Prospect House is 18th century and has a front garden with foot bridges across The Somborne stream immediately opposite the site on the north side of the road. Prospect House is an 18th century manor house set back a considerable distance from Winchester Road, however is visible across the open site from Winchester Road, and this view would likely be impacted by any development. The site has high landscape sensitivity. The site is in proximity to the Somborne but has low risk of fluvial or surface water flooding. Vehicular and pedestrian access could potentially be created from Winchester Road, however there is only limited space to accommodate a T-junction. The trees on the southern flank are mature and tall and are identified for their importance in the Conservation Area Policy document. There is also a large horse chestnut tree which is prominent on Winchester Road on the northern flank of the site which has been identified for its importance in the Conservation Area Policy document and should be retained. 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 which may constrain development and 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 within an SSSI Impact Risk Zone (Within 2,000 metres) and could require consultation with Natural England as development would impact on greenspace.</p> <p><b>The site is potentially suitable for allocation subject to the mitigation of the identified constraints, however, only a limited number of homes could be accommodated because of these constraints</b></p>
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## Site 8

1. Site Details	
Site Reference / Name	Site 8
Site Address / Location	Land south of Cruck Cottage, Winchester Road, King's Somborne, Hampshire SO20 6PF
Gross Site Area (Hectares)	2.23
SHLAA/SHELAA Reference (if applicable)	N/A - NP Call for Sites
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	
Site identification method / source	NP Call for Sites
Planning history	N/A
Neighbouring uses	Residential to north, agricultural to east, south and west

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species?</b></p> <p><b>Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Woodland Priority Habitat Network of Lower Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping

## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - although vehicular access would have to be sought through land outside of site boundary, potentially Site 6.
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - although pedestrian access could be provided through Site 6 or providing footpath on access lane
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	Clarendon Way on eastern boundary of site.
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Yes, adjacent
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	400-1200m	>800m

## 2. Assessment of Suitability

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The site comprises the northern part of an arable field on gently rising downland on the southern valley side to Kings Somborne. The site is bounded by hedgerows with intermittent trees to the east and west, is open to the south, and adjoins the settlement boundary to the north. The northern boundary of the site is also the boundary to the Kings Somborne Conservation Area, which lies to the north. The site has an open character due to its elevated position in relation to the settlement. There is no direct access to the site from any adjacent road, so site access would need to be created along the existing farm access. The eastern boundary of the site is part of PRoW 133/22/1 (Clarendon Way). The site is judged to be of medium landscape sensitivity, principally as a result of its gently sloping topography.

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

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

The site has a strongly open character and forms part of a visual backdrop in views across the valley from the north, including the A3057 on the approach into Kings Somborne, and PRoW 133/12/1 (Clarendon Way). In views across the valley the rolling nature of the landform is apparent. Settlement at Kings Somborne is mostly within the valley bottom, largely concealed in views across the valley at this location. The site is also visible as part of the backdrop between buildings in some views from within the Kings Somborne Conservation Area. Development would detract from the open rolling farmland setting to the village by introducing further development up the elevated valley side. The site is judged to be of a high visual sensitivity.

### Heritage Constraints

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible - site lies to rear setting of Grade II listed Cruck Cottage and Prospect House and opposite the Old Butchers Shop. The site falls in a vulnerable location and will require sensitive design to mitigate heritage impacts.

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

### Planning Policy Constraints

#### Is the site in the Green Belt?

*Yes / No / Unknown*

No

## 2. Assessment of Suitability

<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy COM2 - Settlement Hierarchy
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes

## 3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is there a known time frame for availability?</p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	Available now

## 4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
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5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
<p>Overall rating (<b>Red/Amber/Green</b>)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available</b>.</p> <p>The site is <b>not currently suitable, and available</b>.</p> <p>Are there any known viability issues? <b>Yes / No</b></p>	<p><b>The site is not currently suitable, available and achievable.</b></p> <p>Unknown</p>
Summary of justification for rating	<p>Large field which slopes upwards steeply to the south away from Winchester Road. The site has high visual sensitivity. The site has medium landscape sensitivity and is characterised by its openness and lacks screening from the wider landscape. The sloping hillside is highly prominent and provides part of the backdrop of the village and much of the part of the Conservation Area which stretches along Winchester Road. The site is adjacent and connected to the existing settlement boundary. Vehicular access would have to be achieved through land outside the site boundary and pedestrian access would require a new footpath through this land, potentially via site 6 to the north. . It would not be possible to mitigate the high visual sensitivity of the site because of the site's steeply sloping topography and lack of screening from the wider landscape and the village. This large arable field is prominent when viewed from the village and the Conservation Area, and is visible in gaps along Winchester Road which contribute to the quality of the rural landscape setting. It is not considered that the impact on these views and glimpses of the site could be mitigated. Development would have a high visual impact by introducing development up the valley side. In addition, it would not be possible to mitigate the landscape impacts, similarly because of the site's steep topography and lack of screening.</p> <p>The site is within an SSSI Impact Risk Zone (Within 2,000 metres) and could require consultation with Natural England as development would impact on greenspace.</p> <p><b>The site is not suitable for allocation on the basis of high visual sensitivity and medium landscape sensitivity which it is not deemed possible to sufficiently mitigate.</b></p>

## Site 50

1. Site Details	
Site Reference / Name	Site 50
Site Address / Location	Land & buildings west of Horsebridge Road, Horsebridge, Hampshire SO20 6PY
Gross Site Area (Hectares)	0.61
SHLAA/SHELAA Reference (if applicable)	SHELAA 2020 - Site 50
Existing land use	Large cluster of agricultural buildings including barns and brick structures, some hardstanding and greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	10 dwellings (landowner)
Site identification method / source	2020 Test Valley SHELAA
Planning history	10/02519/FULLS - Conversion and change of use of farm buildings to B1 uses, erection of cycle store, with associated works. Permission subject to conditions & notes 25/04/12. 09/02421/FULLS - Conversion and change of use of farm buildings to B1 uses, erection of cycle store, with associated works. Refused 24/02/10.
Neighbouring uses	Greenfield to north and west, garden to east, agricultural to south

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent</b></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes – Groundwater Source Protection Zone, Zone 1: Inner Protection Zone.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 on Regional ALC map</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Priority Species for CS Targeting - Corn Bunting, Lapwing. Farm Wildlife Package Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>

## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - access from Horsebridge Road
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - pedestrians would have to walk on road
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>1200m	>800m

## 2. Assessment of Suitability

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- *Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- *Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- *High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

The site comprises a group of barns and associated hard standing associated with Horsebridge Farm. The site is on fairly flat ground and has no recreational access or vegetation cover. The site existing site use is in keeping with the rural character of the valley, whilst a change to residential settlement would not be in keeping and would be out of place with the settlement pattern. The site is judged to be of high landscape sensitivity.

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

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

The site is open in character but due to its low-lying position is only visible locally from in and around Horsebridge, and the Test Way long distance recreational trail. From the Test Way there are filtered views of the site through intervening vegetation. The site is judged to be of medium visual sensitivity.

### Heritage Constraints

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Directly impact and/or mitigation not possible - site contains Grade II listed Staddle Barn at Horsebridge Farm 75 Metres South West of Farm Cottages.

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

### Planning Policy Constraints

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

*Yes / No / Unknown*

No

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?**

*Yes / No / Unknown*

No



## 2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Policy COM2 - Settlement Hierarchy
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Outside and not connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Outside and not connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

## 3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now (SHELAA)

## 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	SHELAA notes that the site contains infrastructure / utilities
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## 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>It is not possible to estimate the number of dwellings possible from converting the buildings on the site. Landowner estimate is 10 dwellings.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Not known (SHELAA)</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is suitable and available</b>  <b>The site is potentially suitable, and available.</b>  <b>The site is not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>The site is potentially partly suitable, available and achievable</b>  SHELAA notes that the site contains infrastructure / utilities</p>

<p><b>Summary of justification for rating</b></p>	<p>SHELAA conclusions: The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Horsebridge which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.</p> <p>AECOM: The site is outside of the settlement boundary in the small village of Horsebridge. It contains a number of barns and some greenfield land. The SHELAA assessment notes that development away from the defined settlement is unlikely to meet all the elements of sustainable development considering access to a range of facilities. The site is distant from services in all categories, and there is no footpath access. The site contains a Grade II listed 18th century barn and housing development would likely directly impact on the barn and its association with agricultural uses. The site is considered to have high landscape sensitivity and medium visual sensitivity. Local Plan Policy E5 places the highest importance on protecting these habitats from the impacts of development. The site is within a Groundwater Source Protection Zone: Zone 1 – Inner Protection Zone and potential polluting impacts on groundwater may need to be investigated as part of a planning application before development was approved. The NP policies propose a strategic gap between King's Somborne and Horsebridge, however, this does not impact on the site as it is located in Horsebridge itself. The site may have archaeological remains of the Roman Road as its course passes through the site. The site is within 200 metres of the SSSI and consultation could be required with Natural England.</p> <p>The site could potentially come forward as permitted development involving a change of use from agricultural barns and/or offices to residential. This may require prior approval from TVBC and consultation with Natural England.</p> <p><b>The site is potentially suitable for allocation for conversion of the farm buildings and barns to residential uses, subject to consultation with TVBC.</b></p>
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# Site 51

1. Site Details	
Site Reference / Name	Site 51
Site Address / Location	Land east of Horsebridge Farm Cottages, Horsebridge, Hampshire, SO20 6PY
Gross Site Area (Hectares)	0.48
SHLAA/SHELAA Reference (if applicable)	SHELAA 2020 - Site 51
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not available
Site identification method / source	2020 Test Valley SHELAA
Planning history	10/02519/FULLS - Conversion and change of use of farm buildings to B1 uses, erection of cycle store, with associated works. Permission subject to conditions & notes 25/04/12. 09/02421/FULLS - Conversion and change of use of farm buildings to B1 uses, erection of cycle store, with associated works. Refused 24/02/10.
Neighbouring uses	Agricultural barns to west, greenfield to north, agricultural to east, residential to south, agricultural to south west

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes – Groundwater Source Protection Zone, Zone 1: Inner Protection Zone.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	<p>Unknown - Grade three on Regional ALC map</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p>Yes - Priority Species for CS Targeting - Corn Bunting, Lapwing, Farm Wildlife Package Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping</p>



## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - access from Horsebridge Road
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - pedestrians would have to walk on road
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Yes, adjacent
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>1200m	>800m

## 2. Assessment of Suitability

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The site comprises land around Horsebridge Farm Cottages, which is irregular in shape and bounded by mature trees to the south and east, and barns to the west. The site is gently sloping from south to north. The site is located away from any significant areas of settlement. The dispersed settlement pattern and agricultural buildings contribute to a rural character to Horsebridge Road and Horsebridge. The site is judged to be of high landscape sensitivity.

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

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

The site is semi-enclosed by mature vegetation to its boundaries, such that it is only visible from Horsebridge Road and the central part of Horsebridge to the north, and is not visible in more distant views. The site is judged to be of medium visual sensitivity.

### Heritage Constraints

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Directly impact and/or mitigation not possible  
- site is adjacent to Grade II listed Staddle Barn at Horsebridge Farm 75 Metres South West of Farm Cottages.

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

### Planning Policy Constraints

#### Is the site in the Green Belt?

*Yes / No / Unknown*

No

#### Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

*Yes / No / Unknown*

No

## 2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Policy COM2 - Settlement Hierarchy
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Outside and not connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Outside and not connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

## 3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	No
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Not available

## 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not available
Other key information	N/A
Overall rating ( <i>Red/Amber/Green</i> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . Are there any known viability issues? <i>Yes / No</i>	<b>The site is not currently suitable, available and achievable.</b>  Unknown
Summary of justification for rating	<p>SHELAA conclusions: The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Horsebridge which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.</p> <p>AECOM conclusions: The site is located outside of the settlement boundary in the small village of Horsebridge and comprises greenfield land. The SHELAA assessment notes that development away from the defined settlement is unlikely to meet all the elements of sustainable development considering access to a range of facilities. The site is distant from services in all categories, and there is no footpath access. The site is adjacent to a Grade II listed 18th century barn and housing development would likely directly impact on the barn and its association with agricultural uses. The site may have archaeological remains of the Roman Road as its course passes through the site. The site is entirely greenfield and is considered to have high landscape sensitivity. The site has medium visual sensitivity. The site is within 200 metres of the SSSI and consultation could be required with Natural England. Local Plan Policy E5 places the highest importance on protecting these habitats from the impacts of development. The site is within a Groundwater Source Protection Zone: Zone 1 – Inner Protection Zone and potential polluting impacts on groundwater may need to be investigated as part of a planning application before development was approved. The NP policies propose a strategic gap between King's Somborne and Horsebridge, however, this does not impact on the site as it is located in Horsebridge itself. Residential development in this location would not be in keeping with the very rural context and existing settlement pattern of Horsebridge. <b>The site is not suitable for allocation due to its remote location in relation to services and facilities.</b></p>

## Site 52

1. Site Details	
Site Reference / Name	Site 52
Site Address / Location	Land west of Horsebridge Road, Horsebridge, Hampshire, SO20 6PY
Gross Site Area (Hectares)	0.38
SHLAA/SHELAA Reference (if applicable)	SHELAA 2020 - Site 52
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not available
Site identification method / source	2020 Test Valley SHELAA
Planning history	10/00031/FULLS - Seasonal use of land for the erection of a marquee and use for receptions and other events. Refused 08/01/10. 10/00647/FULLS - Seasonal use of land for the erection of a marquee and use for receptions and other events. Refused 12/08/10. 10/00055/REFS - Seasonal use of land for the erection of a marquee and use for receptions and other events. Appeal. Allowed 04/03/11.
Neighbouring uses	Storage and car park to north, greenfield to east, agricultural barns to south and west

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>Yes – Groundwater Source Protection Zone, Zone 1: Inner Protection Zone.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Unknown - Grade 3 on Regional ALC map</i></p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Priority Species for CS Targeting - Corn Bunting, Lapwing. Farm Wildlife Package Area</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Flat</i></p>



## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - access from Horsebridge Road
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - pedestrians would have to walk on road
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Yes, adjacent
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>1200m	>800m

## 2. Assessment of Suitability

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The site comprises a small area of pasture bounded by Horsebridge Road to its east, barns to its south, and a treeline to its north. The site is relatively flat and has an open character. The settlement pattern at Horsebridge retains a dispersed, rural and historic pattern despite the introduction of modern barn structures. The site is judged to be of high landscape sensitivity as a result of its open character and settlement pattern.

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

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

The site is open in character but due to its low-lying position is only visible locally from in and around Horsebridge. There are views of the site from PRoW 133/6/1 which follows the alignment of a roman road. Development of the site would not be in keeping with the existing character of views. The site is judged to be of high visual sensitivity.

### Heritage Constraints

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

### Planning Policy Constraints

#### Is the site in the Green Belt?

*Yes / No / Unknown*

No

#### Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

*Yes / No / Unknown*

No

## 2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Policy COM2 - Settlement Hierarchy
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Outside and not connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Outside and not connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

## 3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	No
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Not available

## 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	2 years (SHELAA)
Other key information	N/A
Overall rating ( <b>Red/Amber/Green</b> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . Are there any known viability issues? <b>Yes / No</b>	<b>The site is not currently suitable, available and achievable.</b>  Unknown
Summary of justification for rating	<p>SHELAA conclusions: The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Horsebridge which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.</p> <p>AECOM conclusions: The site is located outside of the settlement boundary in the small village of Horsebridge and comprises greenfield land. The SHELAA assessment notes that development away from the defined settlement is unlikely to meet all the elements of sustainable development considering access to a range of facilities. The site is distant from services in all categories, and there is no footpath access. The site has both high landscape sensitivity and high visual sensitivity. The site is within 200 metres of the SSSI and consultation could be required with Natural England. Local Plan Policy E5 places the highest importance on protecting these habitats from the impacts of development. The site is within a Groundwater Source Protection Zone: Zone 1 – Inner Protection Zone and potential polluting impacts on groundwater may need to be investigated as part of a planning application before development was approved. The NP policies propose a strategic gap between King's Somborne and Horsebridge, however, this does not impact on the site as it is located in Horsebridge itself. Development would not be in keeping with the very rural context and existing settlement pattern of Horsebridge. The site is not suitable for allocation due to its remote location in relation to services and facilities.</p>

## Site 53

1. Site Details	
Site Reference / Name	Site 53
Site Address / Location	Land east of Horsebridge Road, Horsebridge, Hampshire, SO20 6PY
Gross Site Area (Hectares)	0.42
SHLAA/SHELAA Reference (if applicable)	SHELAA 2020 - Site 53
Existing land use	Agricultural barn and agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1 dwelling (landowner)
Site identification method / source	2020 Test Valley SHELAA
Planning history	N/A
Neighbouring uses	Car park to north, agricultural to east, garden to west, greenfield to north west

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes – Groundwater Source Protection Zone, Zone 1: Inner Protection Zone.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 on Regional ALC map</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Priority Species for CS Targeting - Corn Bunting, Lapwing, Farm Wildlife Package Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>



## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - access from Horsebridge Road
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - pedestrians would have to walk on road
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>1200m	>800m

## 2. Assessment of Suitability

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- *Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- *Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- *High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

The site comprises a barn and the corner of an arable field. The site or field have no demarcated boundaries such that it has an open character. The site gently slopes downhill from east to west, with the base of the river test valley not far away to the north. The settlement pattern at Horsebridge retains a dispersed, rural and historic pattern despite the introduction of modern barn structures. The site is judged to be of high landscape sensitivity as a result of its open character, settlement pattern, and lack of boundary features.

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

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

The site is open in character but due to its low-lying position is only visible locally from in and around Horsebridge. There are views of the site from PRoW 133/6/1 which follows the alignment of a roman road. Development of the site would be not be in keeping with the existing character of views. The site is judged to be of high visual sensitivity.

### Heritage Constraints

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

### Planning Policy Constraints

#### Is the site in the Green Belt?

*Yes / No / Unknown*

No

#### Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

*Yes / No / Unknown*

No

## 2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Policy COM2 - Settlement Hierarchy
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Outside and not connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Outside and not connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

## 3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now (SHELAA)

## 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	It is not possible to estimate the number of dwellings possible from converting the buildings on the site. Landowner estimate is 1 dwelling.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not known (SHELAA)
Other key information	N/A
Overall rating ( <b>Red/Amber/Green</b> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . Are there any known viability issues? <b>Yes / No</b>	<b>The site is potentially partly suitable, available and achievable</b>  Unknown
Summary of justification for rating	<p>SHELAA conclusions: The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Horsebridge which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.</p> <p>AECOM conclusions: The site is located outside of any settlement boundary in the small village of Horsebridge and comprises greenfield land with one barn. The SHELAA assessment notes that development away from the defined settlement is unlikely to meet all the elements of sustainable development considering access to a range of facilities. The site is distant from services in all categories, and there is no pedestrian access. The site has both high landscape sensitivity and high visual sensitivity. The site is within 200 metres of the SSSI and consultation could be required with Natural England. Local Plan Policy E5 places the highest importance on protecting these habitats from the impacts of development. The site is within a Groundwater Source Protection Zone: Zone 1 – Inner Protection Zone and potential polluting impacts on groundwater may need to be investigated as part of a planning application before development was approved. The NP policies propose a strategic gap between King's Somborne and Horsebridge, however, this does not impact on the site as it is located in Horsebridge itself. The single barn on the site could potentially come forward as permitted development involving a change of use from agricultural barns and/or offices to residential. This may require prior approval from TVBC and consultation with Natural England.</p> <p><b>The site is potentially suitable for allocation for conversion of the farm building to residential uses, subject to consultation with TVBC.</b></p>

# Site 54

1. Site Details	
Site Reference / Name	Site 54
Site Address / Location	Land between Romsey Road and Horsebridge Road, Horsebridge, Hampshire, SO20 6PY
Gross Site Area (Hectares)	0.67
SHLAA/SHELAA Reference (if applicable)	SHELAA 2020 - Site 54
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not available
Site identification method / source	2020 Test Valley SHELAA
Planning history	N/A
Neighbouring uses	Residential to north, agricultural on east, south and west

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes – Groundwater Source Protection Zone: Zone 2 – Outer Protection Zone.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	<p>Unknown - Grade 3 on Regional ALC map</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p>Yes - Woodland Priority Habitat Network of Higher Spatial Priority, Priority Species for CS Targeting - Corn Bunting, Lapwing, Farm Wildlife Package Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Steeply sloping</p>



## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<b>No</b> - access from either A3057 or Horsebridge Road would require disruptive vegetation clearance
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<b>No</b> - pedestrians would have to walk on road
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<b>Yes</b> - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	<b>No</b>
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	<b>Unknown</b>
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	<b>Yes, adjacent</b>
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	<b>No</b>
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	<b>No</b>
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	<b>Unknown</b>
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	<b>No</b>

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	>800m	>1200m	400-1200m	>3900m	400-1200m	>800m

## 2. Assessment of Suitability

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The site is triangular in shape and is in the corner of a large-scale arable field, bounded by hedgerow and mature trees to the north and south. The site is between the A3057 to its south and Horsebridge Road to its north, and is somewhat separate from the existing settlement pattern of dispersed residential development on the north side of the A3057. The site has a steeply sloping landform, downhill from south to north. There is no recreational access to the site, and no vehicle access, such the access would need to be created from Horsebridge Road. The site is judged to be of high landscape sensitivity for its steep landform and extent of mature vegetation around its boundaries.

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

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

The site is semi-enclosed, with partial views into the site from the A3057 to its south and from the ridgeline north of Kings Somborne at PRoW 133/11/2. Development of the site would be out of place in these views but would be largely screened. The site is judged to be of medium visual sensitivity.

### Heritage Constraints

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

### Planning Policy Constraints

#### Is the site in the Green Belt?

*Yes / No / Unknown*

No

#### Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

*Yes / No / Unknown*

No

## 2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Policy COM2 - Settlement Hierarchy
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Outside and not connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

## 3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	No
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Not available

## 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not available
Other key information	N/A
Overall rating ( <b>Red/Amber/Green</b> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . Are there any known viability issues? <b>Yes / No</b>	<b>The site is not currently suitable, available and achievable.</b>  Unknown
Summary of justification for rating	<p>SHELAA conclusions: The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Horsebridge which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.</p> <p>AECOM conclusions: The site is a triangle of greenfield land in an isolated location between King's Somborne and Horsebridge. The site is opposite dwellings, but is otherwise in an area characterised by open countryside. The SHELAA assessment notes that development away from the defined settlement is unlikely to meet all the elements of sustainable development considering access to a range of facilities. The site also lacks vehicular or pedestrian access. The site is considered to have high landscape sensitivity and medium visual sensitivity, with steeply sloping topography. The NP policies propose a strategic gap between King's Somborne and Horsebridge and this would be likely to impact this site as it is between the two settlements. The site is within a Groundwater Source Protection Zone: Zone 2 – Outer Protection Zone and potential polluting impacts on groundwater may need to be investigated as part of a planning application before development was approved. The site is within a SSSI Impact Risk Zone (Within 1,000 metres) and consultation may be required with Natural England as development would impact on greenspace. It is not considered possible to mitigate the high landscape sensitivity because of the site's steeply sloping topography and exposed location.</p> <p><b>The site is not suitable for allocation on the grounds that it is isolated away from a defined settlement and services, and that development would have a high landscape impact in this location.</b></p>

# Site 55

1. Site Details	
Site Reference / Name	Site 55
Site Address / Location	Land east of Furzedown Road, King's Somborne, Hampshire, SO20 6DQ
Gross Site Area (Hectares)	3.50
SHLAA/SHELAA Reference (if applicable)	SHELAA 2020 - Site 55
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	175 dwellings (SHELAA)
Site identification method / source	2020 Test Valley SHELAA
Planning history	N/A
Neighbouring uses	Residential to north east, agricultural to south west

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Southern part of site: Groundwater Source Protection Zone: Zone 2 – Outer Protection Zone.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 on Regional ALC map</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Woodland Priority Habitat Network of Lower Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>



## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - access can be facilitated from Humbers View
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - access can be facilitated from Humbers View
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	Yes - PRoW 133/505/1
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
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## 2. Assessment of Suitability

Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	400-1200m	>800m
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### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p>The site comprises the eastern edge of a large-scale arable field, bounded to the north by a hedgerow, to the east by residential settlement, to the south by Eldon Road, and is open to the field to its west. The site gently slopes downhill from south to north, and is sited at the base of a valley, with the land rising sharply to its west and east. PRoW 133/505/1 follows the eastern boundary of the site. The site has an open character and few distinctive features. Development of the site would not have any existing features to demarcate a boundary, and site access would need to be created either from the existing residential area to the east or Eldon Road to the south. The site is judged to be of medium landscape sensitivity.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p>The site has an open character with limited existing vegetation or features to provide a landscape structure. The site is visible locally from PRoW 133/505/1, but in the context of the fairly open settlement edge with residential development to its east. The site is also visible from the ridgeline north of Kings Somborne at PRoW 133/12/1 (Clarendon Way), where the site is visible in a valley and in the context of existing residential settlement. The site is judged to be of medium visual sensitivity.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>

### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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## 2. Assessment of Suitability

<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy COM2 - Settlement Hierarchy
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes

## 3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability?</p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	Available now (SHELAA)

## 4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Indicative developable area 2.63 ha 75% of site area = 1.96 ha TVBC guide density of 30 dwellings per hectare = 59 homes AECOM indicative estimate based on 15-30 dwellings per hectare = 29-59 dwellings. The SHLAA figure is 175 dwellings which is considered too high given the narrow shape of the site. It is recommended that design work is carried out to test the capacity of the site.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not known (SHLAA)
Other key information	N/A
Overall rating ( <i>Red/Amber/Green</i> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . Are there any known viability issues? <i>Yes / No</i>	<b>The site is potentially suitable, available and achievable</b>  Unknown
Summary of justification for rating	<p>SHLAA conclusions: The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p> <p>AECOM conclusions: The site is a narrow strip of a field in open countryside located adjacent to the built-up area and settlement boundary of King's Somborne. It is potentially too narrow to accommodate a coherent development and this would need to be investigated through design work. There is no defensible boundary on the western edge which could lead to further encroachment into open land. The site is considered to have medium landscape sensitivity and medium visual sensitivity. Vehicular access could potentially be created from Humbers View, Scott Close or the Gorrings but this would need to be discussed with the highways authority. In order to mitigate landscape and visual impacts, any development should incorporate a soft boundary to demarcate the edge of the development where it meets the open countryside. Development should be sensitive to the PRoW, ensuring that this is protected from impacts. The site is within a Groundwater Source Protection Zone: Zone 2 – Outer Protection Zone and potential polluting impacts on groundwater may need to be investigated as part of a planning application before development was approved. The site is within a SSSI Impact Risk Zone (Within 2,000 metres) and it is possible there would need to be consultation with Natural England as development would impact on greenspace.</p> <p><b>The site is potentially suitable for allocation subject to the mitigation of landscape and visual impacts, and confirmation that access would be possible.</b></p>

## Site 57

1. Site Details	
Site Reference / Name	Site 57
Site Address / Location	Land between Furzedown Road and Eldon Road, King's Somborne, Hampshire, SO20 6DQ
Gross Site Area (Hectares)	4.00
SHLAA/SHELAA Reference (if applicable)	SHELAA 2020 - Site 57
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	200 dwellings (SHELAA)
Site identification method / source	2020 Test Valley SHELAA
Planning history	N/A
Neighbouring uses	Agricultural on all sides

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>



2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Groundwater Source Protection Zone: Zone 2 – Outer Protection Zone.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 on Regional ALC map</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Woodland Priority Habitat Network of Lower Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>

## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - access from Eldon Road
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - access from pavements on The Gorrings and footpath
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	400-1200m	>800m

## 2. Assessment of Suitability

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The site comprises the northern part of a large-scale arable field, and is bounded by a tree belt to its north, hedgerows to its east and west, and open to the field to its south. The site lies between Eldon Road to the west and Furzedown Road to the east. The site has a gentle slope downhill from south to north. PRoW 133/506/1 passes the northern edge of the site through a dense tree belt. Development of the site would not have any existing features to demarcate a boundary to the south, and would be somewhat disconnected from the existing settlement pattern. The site is judged to be of medium landscape sensitivity.

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

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

The site has an open character with limited existing vegetation providing structure to the south. The site would be visible from Eldon Road and Furzedown Road, and would be prominent in the foreground of views south from PRoW 133/506/1. The site would also be visible from the ridgeline to the north-east, from PRoW 133/122/1 (Clarendon Way) where it would introduce development into the view where there is very limited evidence of settlement in the existing view. The site is judged to be of high visual sensitivity.

### Heritage Constraints

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

### Planning Policy Constraints

#### Is the site in the Green Belt?

*Yes / No / Unknown*

No

#### Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

*Yes / No / Unknown*

No

## 2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Policy COM2 - Settlement Hierarchy
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Outside and not connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Outside and not connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	Yes

## 3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now (SHELAA)

## 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not known (SHELAA)
Other key information	N/A
<p>Overall rating (<i>Red/Amber/Green</i>)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable.</b></p> <p>Unknown</p>
Summary of justification for rating	<p>SHELAA conclusions: The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p> <p>AECOM conclusions: Large field to the south of King's Somborne between Eldon Road and Furzedown Road. The site is considered to have medium landscape sensitivity and high visual sensitivity. The site falls outside of the built-up area of King's Somborne and is outside of the settlement boundary. Development on the site would be disconnected from the existing settlement. The site is within a Groundwater Source Protection Zone: Zone 2 – Outer Protection Zone and potential polluting impacts on groundwater may need to be investigated as part of a planning application before development was approved. The site falls within a SSSI Impact Risk Zone (Within 2,000 metres) and consultation with Natural England could be required as development would impact on greenspace. It is also considered that the impacts on views from PRow's including 133/122/1 and 133/506/1 would be significant as the site is prominent in views where there is no evidence of existing settlement.</p> <p><b>The site is not appropriate for allocation because it is detached and separate from the built-up area and settlement boundary and also because it is not deemed possible to sufficiently mitigate landscape and visual impacts..</b></p>

# Site 70

1. Site Details	
Site Reference / Name	Site 70
Site Address / Location	Land at Compton Manor Estate, Compton, Hampshire, SO20 6QW
Gross Site Area (Hectares)	0.94
SHLAA/SHELAA Reference (if applicable)	SHELAA 2020 - Site 70
Existing land use	Agricultural barn and greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	20 dwellings (SHELAA)
Site identification method / source	2020 Test Valley SHELAA
Planning history	N/A
Neighbouring uses	Woodland to north and west, agricultural to east and south

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>



2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Woodland Priority Habitat Network of Higher Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat

## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<b>Yes - access from Romsey Road via private road</b>
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<b>No - pedestrians would have to walk on road</b>
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<b>Yes - but only from road and not a dedicated cycle way</b>
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	<b>No</b>
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	<b>Unknown</b>
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	<b>Yes, adjacent</b>
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	<b>No</b>
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	<b>Unknown</b>
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	<b>Unknown</b>
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	<b>No</b>

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
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2. Assessment of Suitability							
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>1200m	>800m
<b>Landscape and Visual Constraints</b> This section should be answered based on existing evidence or by a qualified landscape consultant.							
<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>				The site is isolated in the countryside close to Compton and contains several barns. The site is exposed to its east, but is screened by woodland to its west and immediate south. It is possible that the change of use from barns to residential development could have a significant impact on the agricultural landscape of this location.			
<b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>				The site forms part of the visual setting of Compton Home Farm which is an isolated rural farm near the hamlet of Compton. It is possible that the visual impact of any change of use from barns to residential would be significant given that this area is isolated and only currently contains isolated farmhouses or barns. Residential development on the scale proposed would likely be visually incongruous with this very isolated rural setting.			
<b>Heritage Constraints</b>							
<b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>				Limited or no impact or no requirement for mitigation			
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>				Limited or no impact or no requirement for mitigation			
<b>Planning Policy Constraints</b>							
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>				No			

## 2. Assessment of Suitability

<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy COM2 - Settlement Hierarchy
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

## 3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability?</p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	Available now (SHELAA)

## 4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	It is not possible to estimate the number of dwellings possible from converting the buildings on the site. The SHLAA figure of 20 dwellings is considered too high if development is restricted to conversion of buildings only.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	2 years (SHLAA)
Other key information	N/A
Overall rating ( <b>Red/Amber/Green</b> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . Are there any known viability issues? <b>Yes / No</b>	<b>The site is potentially partly suitable, available and achievable</b>  Unknown
Summary of justification for rating	<p>SHELAA conclusions: The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the Compton which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.</p> <p>AECOM conclusions: The site is a large barn and an area of greenfield in an isolated location on the Compton Manor Estate. The closest settlement is the hamlet of Compton. The SHLAA assessment notes that development away from the defined settlement is unlikely to meet all the elements of sustainable development considering access to a range of facilities. The site is isolated and remote from services in all categories. The site is considered to have medium landscape sensitivity and medium visual sensitivity. There is also no pedestrian footpath. The site is in a SSSI Impact Risk Zone (Within 2,000 metres) and consultation with Natural England may be required as development may impact on trees and greenspace. The site is adjacent to areas of woodland. The single barn on the site could potentially come forward as permitted development involving a change of use from agricultural barns and/or offices to residential. This may require prior approval from TVBC and consultation with Natural England.</p> <p><b>The site is potentially partly suitable for allocation only on the basis of the single barn being converted to residential uses, subject to consultation with TVBC</b></p>

# Site 78

1. Site Details	
Site Reference / Name	Site 78
Site Address / Location	Land east of Church Road, King's Somborne, Hampshire, SO20 6NL
Gross Site Area (Hectares)	1.50
SHLAA/SHELAA Reference (if applicable)	SHELAA 2020 - Site 78
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	14 dwellings (SHELAA)
Site identification method / source	2020 Test Valley SHELAA
Planning history	19/02899/OUTS - Erection of 18 dwellings in Outline with all matters reserved except access Full - change of use of land to allotments with new access of Furzedown Road and erection of a storage building. Current - Application Validated 09/12/19.
Neighbouring uses	Residential to north and west, agricultural to east and south

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>



2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Woodland Priority Habitat Network of Lower Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Steeply sloping

## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<b>No - but access could be facilitated from Furzedown Road</b>
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<b>No - pedestrians would have to walk on road</b>
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<b>Yes - but only from road and not a dedicated cycle way</b>
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	<b>No</b>
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	<b>Unknown</b>
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	<b>No</b>
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	<b>No</b>
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	<b>No</b>
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	<b>No</b>
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	<b>No</b>

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	400-1200m	>800m

## 2. Assessment of Suitability

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The site comprises the north-west corner of a large-scale arable field which adjoins Furzedown Road to its west and settlement to its north, but is open to the field to its south and east. The site is located on elevated land across an open ridgeline between a valley to the north and south. The site has a strongly open character. The site is judged to be of high landscape sensitivity for its steeply sloping topography and elevated position across a ridgeline.

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

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

The site has a strongly open character and sits across a ridgeline such that it forms the skyline in some views from the valley to the south and from a ridgeline to the west (PRoW 133/505/1). The ridgeline of the rolling downland is an important characteristic of views in the area. The site is judged to be of high visual sensitivity.

### Heritage Constraints

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

**Directly impact and/or mitigation not possible /**  
**Some impact, and/or mitigation possible /**  
**Limited or no impact or no requirement for mitigation**

Limited or no impact or no requirement for mitigation

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

**Directly impact and/or mitigation not possible /**  
**Some impact, and/or mitigation possible /**  
**Limited or no impact or no requirement for mitigation**

Limited or no impact or no requirement for mitigation

### Planning Policy Constraints

#### Is the site in the Green Belt?

**Yes / No / Unknown**

No

#### Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

**Yes / No / Unknown**

No

## 2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Policy COM2 - Settlement Hierarchy
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	Yes

## 3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now (SHELAA)

## 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not known (SHELAA)
Other key information	N/A
Overall rating ( <b>Red/Amber/Green</b> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . Are there any known viability issues? <b>Yes / No</b>	<b>The site is not currently suitable, available and achievable.</b>  Unknown
Summary of justification for rating	<p>SHELAA conclusions: The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p> <p>AECOM conclusions: The site consists of a portion of a large field east of Church Road. The site is adjacent to the built-up area and settlement boundary of King's Somborne. The site has a live planning application, 19/02899/OUTS. The site has high landscape sensitivity and high visual sensitivity, with steeply sloping topography. The site does not currently have vehicular or pedestrian access. It is not considered possible to mitigate the landscape impacts because the site is located on elevated land on a ridgeline between a valley to its north and south. The site's steeply sloping topography up to this ridgeline mean that development would be highly prominent. The ridgeline is an important characteristic of views from the valley to the south and from a ridgeline to the west, particularly PRoW 133/505/1. Development would necessarily visually impact on these views of the ridgeline. The site is within a SSSI Impact Risk Zone (Within 2,000 metres) and consultation may be required with Natural England as development would impact on greenspace.</p> <p><b>The site is not suitable for allocation because of the high landscape sensitivity and high visual sensitivity of the location..</b></p>

## Site 79

1. Site Details	
Site Reference / Name	Site 79
Site Address / Location	Land east of allotments, Church Road
Gross Site Area (Hectares)	1.10
SHLAA/SHELAA Reference (if applicable)	SHELAA 2020 - Site 79
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	11 dwellings (SHELAA)
Site identification method / source	2020 Test Valley SHELAA
Planning history	N/A
Neighbouring uses	Residential to north, agricultural to east and south, allotments to west

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent</b></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>



2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Woodland Priority Habitat Network of Lower Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Steeply sloping

## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - access would have to be via alternative site
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - access would have to be via alternative site
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - access would have to be via alternative site
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Unknown
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	>3900m	<400m	>800m

## 2. Assessment of Suitability

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The site comprises the western part of an arable field on steeply rising downland on the southern valley side to Kings Somborne. The site is bounded by hedgerows with intermittent trees to the west and south, is open to the east, and adjoins the settlement boundary to the north. The northern boundary of the site is also the boundary to the Kings Somborne Conservation Area, which lies to the north. The site has a strongly open character due to its elevated position in relation to the settlement. There is no direct access to the site from any adjacent road, so site access would need to be created across adjacent fields. The site is judged to be of medium landscape sensitivity, principally as a result of its steeply sloping topography.

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

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

The site has a strongly open character and forms part of a visual backdrop in views across the valley from the north, including the A3057 on the approach into Kings Somborne, and PRow 133/12/1 (Clarendon Way). In views across the valley the rolling nature of the landform is apparent. Settlement at Kings Somborne is mostly within the valley bottom, although settlement along Furzedown Road and Eldon Road is prominent in an elevated position south-west of the site. The site is also visible as part of the backdrop between buildings in some views from within the Kings Somborne Conservation Area. Development would detract from the open rolling farmland setting to the village by introducing further development up the elevated valley side. The site is judged to be of a high visual sensitivity.

### Heritage Constraints

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

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

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

### Planning Policy Constraints

#### Is the site in the Green Belt?

*Yes / No / Unknown*

No

#### Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

*Yes / No / Unknown*

No

## 2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Policy COM2 - Settlement Hierarchy
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	Yes

## 3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now (SHELAA)

## 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating ( <i>Red/Amber/Green</i> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . Are there any known viability issues? <i>Yes / No</i>	<b>The site is not currently suitable, available and achievable.</b>  Unknown
Summary of justification for rating	<p>SHELAA conclusions: The site is available and promoted for development by the land owner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p> <p>AECOM conclusions: The site comprises the western part of a large arable field which slopes up steeply from the valley in which King's Somborne lies. The site is adjacent to the built-up area and settlement boundary of King's Somborne. The site has medium landscape sensitivity and high visual sensitivity. The site is adjacent to the Conservation Area and within its setting. The site does not have vehicular or pedestrian access, and access would have to be found through alternative land. The site is elevated well above the settlement in the setting of the Conservation Area and the site also slopes steeply upwards meaning that development would have a high impact on the village's landscape setting. Development would have considerable visual impacts because the site forms part of the visual backdrop in views across the valley from the north, including from the A3057 as it approaches and PRow 133/12/1. The site is also prominent in views within the Conservation Area between buildings. Development would detract from these views by introducing development up the elevated, exposed valley side. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development would impact on greenspace. It is not considered possible that the landscape impact could be mitigated. <b>The site is not appropriate for allocation due to landscape and visual sensitivity and lack of feasible access.</b></p>

## Site 80

1. Site Details	
Site Reference / Name	Site 80
Site Address / Location	Land off Winchester Road and New Lane, King's Somborne, Hampshire, SO20 6NG
Gross Site Area (Hectares)	1.10
SHLAA/SHELAA Reference (if applicable)	SHELAA 2020 - Site 80
Existing land use	Greenfield and horse grazing
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	11 dwellings (SHELAA)
Site identification method / source	2020 Test Valley SHELAA
Planning history	N/A
Neighbouring uses	Agricultural to north-west and north-east, residential to south-east and south-west

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Partially Flood Zone 2 / 3
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Woodland Priority Habitat Network of Lower Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping



## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No direct vehicular access from Winchester Road, access is from existing properties. Opportunities to create access from Winchester Road constrained by watercourse. There is a farm gate on New Road which could potentially support access. However, part of New Road next to its junction with Winchester Road is Flood Zone 3.
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes – potential to create suitable access
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	Yes along northern boundary
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Yes, within and adjoining
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
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## 2. Assessment of Suitability

Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	400-1200m	>800m
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### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The site comprises two small pastoral fields adjoining Winchester Road, and part of a larger field to the north-west. The two smaller fields are separated from the larger field by a mature but sparse tree/hedgerow line, and are located either side of Manor Farm House (listed). The site is separated from Winchester Road by the watercourse on which Kings Somborne is sited, with a distinctive ford (outside the site) at the north-east corner of the site at the junction between Winchester Road and New Lane. The topography of the site has a very gentle fall from north-west to south-east towards the watercourse, with the fields in the two smaller fields located in the floodplain. The site is partially within the Kings Somborne Conservation Area and is in the setting of listed farm buildings. This part of Winchester Road forms part of a gateway into the village of Kings Somborne. The scattered dwellings and small-scale field pattern contribute to the rural and historic character of the road and village gateway. The north-west part of the site is not demarcated by any physical boundary, but instead follows the line of a PRow. The site is judged to be of high landscape sensitivity as a result of its partial designation as conservation area, and its historic rural character.

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

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

The site has a semi-enclosed character and is not widely visible as a result of its low-lying position in the valley. Views into the site are available from PRow 133/14/1 which follows the northern boundary, and from Winchester Road. The open and undeveloped character of the site contributes to views from each of these routes, including views of the conservation area. The site is judged to be of a medium visual sensitivity.

### Heritage Constraints

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

**Directly impact and/or mitigation not possible /**  
**Some impact, and/or mitigation possible /**  
**Limited or no impact or no requirement for mitigation**

Some impact, and/or mitigation possible - site lies to rear of Grade II listed Granary 2 Metres East of Manor Farmhouse, Manor Farmhouse and Barn and Stables 20 Metres South East of Manor Farmhouse. Screening and sensitive design would be required to mitigate any impacts on the heritage assets.

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	Policy COM2 - Settlement Hierarchy
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <b><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></b>	Available now (SHELAA)
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown

## 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>Indicative developable area 0.8 ha              80% of site area = 0.64 ha              TVBC guide density of 30 dwellings per hectare = 19 homes              AECOM indicative estimate based on 15-30 dwellings per hectare = 9-19 homes              SHELAA estimate is 11 dwellings.</p>
<p><b>What is the likely timeframe for development</b>  <b>(0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (<i>Red/Amber/Green</i>)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available</i>.</b>  <b>The site is <i>not currently suitable, and available</i>.</b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is potentially partly suitable, available and achievable</b>                Unknown</p>

<p><b>Summary of justification for rating</b></p>	<p>SHELAA conclusions: The site is available and promoted for development by the land owner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p> <p>AECOM conclusions: The site consists of a field north-west of Winchester Road and south west of New Lane. The site is adjacent to the built-up area and settlement boundary of King's Somborne. It is situated adjacent to the Somborne stream and the southern part of the site (approximately 20%) is in Flood Zone 2 or 3 and also has an area of medium surface water flood risk. The site is partly within the Conservation Area. The site is also recorded in Historic England's database<sup>20</sup> as being in proximity to three Grade II listed buildings: Grade II listed Granary 2 Metres East of Manor Farmhouse, Manor Farmhouse and Barn and Stables 20 Metres South East of Manor Farmhouse. The site currently has access from New Lane but the potential to create a suitable access to accommodate the level of development proposed would need to be established. . There are some significant trees within or on the boundary of the site. Some of these trees are noted as important in the Conservation Area Policy Document. The site has high landscape sensitivity and medium visual sensitivity. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development would impact on greenspace. Access could be possible from New Lane (there is an existing access point to the site) but this should be discussed with the highways authority. Development would be limited to areas outside Flood Zone 2 and 3 and should 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.</p> <p><b>The northern part of the site is potentially partly suitable for allocation for limited development subject to avoiding areas of flood risk and creating a feasible access..</b></p>
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<sup>20</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1093789>

# Site 81

1. Site Details	
Site Reference / Name	Site 81
Site Address / Location	Land south of Winchester Road, King's Somborne, Hampshire, SO20 6NG
Gross Site Area (Hectares)	0.60
SHLAA/SHELAA Reference (if applicable)	SHELAA 2020 - Site 81
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	11 dwellings (SHELAA)
Site identification method / source	2020 Test Valley SHELAA
Planning history	N/A
Neighbouring uses	Agricultural to north, east and south, residential to north-west

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>



2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Woodland Priority Habitat Network of Lower Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping

## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - field gate from Winchester Road
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - pedestrians would have to walk on road
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Yes, within and adjoining
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	400-1200m	>800m

## 2. Assessment of Suitability

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The site comprises part of a small-scale irregular shape field bounded by hedgerows to its north-west and south-east sides, and open to the south. The site is accessed from Winchester Road which sits alongside the north-west boundary. There is a small cottage which the site wraps around, also located alongside the north-west boundary. The site is located in the base of a valley, with the topography sloping gently downhill from south-east to north-west towards Winchester Road. The site is in pastoral use such that it is undeveloped. There is a single mature tree centrally within the site. The site is within the Kings Somborne Conservation Area and is within the setting of listed buildings. This part of Winchester Road forms part of a gateway into the village of Kings Somborne. The scattered farm buildings and small-scale field pattern contribute to the rural and historic character of the road and village gateway. The site is judged to be of high landscape sensitivity as a result of its designation as conservation area, and its historic rural character.

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

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

The site has a semi-enclosed character and is not widely visible as a result of its low-lying position in the valley. Views into the site are principally available from Winchester Road, with a combination of landform and vegetation screening or filtering views from surrounding PRoW. The open and undeveloped character of the site contributes to views from Winchester Road, including views of the conservation area. The site is judged to be of a medium visual sensitivity.

### Heritage Constraints

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

*Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible - site lies to rear of Grade II Manor Farm Cottages and site also lies opposite to listed Granary 2 Metres East of Manor Farmhouse, Manor Farmhouse and Barn and Stables 20 Metres South East of Manor Farmhouse. Site is also to north-east of listed Manor Farm Cottages. Screening and sensitive design would be required to mitigate any impacts on the heritage assets.

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

*Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible - site has an important hedgerow mentioned in the Conservation Area Document on both north-west and south-east sides.

### Planning Policy Constraints

#### Is the site in the Green Belt?

*Yes / No / Unknown*

No

## 2. Assessment of Suitability

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i>	No
Are there any other relevant planning policies relating to the site?	Policy COM2 - Settlement Hierarchy
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	Yes

## 3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now (SHELAA)

## 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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## 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>Indicative developable area 0.45 ha  80% of site area = 0.36 ha  TVBC guide density of 30 dwellings per hectare = 10 homes  AECOM indicative estimate based on 15-30 dwellings per hectare = 5-10 homes  SHELAA estimate is 11 dwellings.</p>
<p><b>What is the likely timeframe for development</b>  <b>(0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Not known (SHELAA)</p>
<p><b>Other key information</b></p>	<p>The SEA report (SDNPA – SA/SAE Oct 19) p.71 notes that:  “There is potential for archaeological remains to be present on the site. Landform features suggest archaeological interest and the 1743 map shows three cottages at this site. Archaeology would need to be investigated as part of a planning application.</p>
<p><b>Overall rating (<i>Red/Amber/Green</i>)</b>  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available</b>.  The site is <b>not currently suitable, and available</b>.  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is potentially suitable, available and achievable</b>    Unknown</p>

<p><b>Summary of justification for rating</b></p>	<p>SHELAA conclusions: The site is available and promoted for development by the land owner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p> <p>AECOM conclusions: The site consists of a field south-east of Winchester Road. The site is adjacent to the built-up area and settlement boundary of King's Somborne. The site is fully within the Conservation Area. The site is also in proximity to three Grade II listed buildings: Grade II listed Granary 2 Metres East of Manor Farmhouse, Manor Farmhouse and Barn and Stables 20 Metres South East of Manor Farmhouse. The site does not have pedestrian access. The site is also to the north-east of listed Manor Farm Cottages. The site is bounded on its north-west and south-east perimeter by a hedgerow noted for its importance in the Conservation Area Policy Document. There is also one significant tree within the site. Some of these trees are noted as important in the Conservation Area Policy Document. The site has high landscape sensitivity and medium visual sensitivity. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development would impact on greenspace.</p> <p>Development should be designed in a way which responds to the site's high landscape sensitivity, and the design should be sensitive to avoid unacceptable impacts on this part of the Conservation Area which is visually rural and historic. Any impacts on the Grade II listed heritage assets should be avoided by sympathetic design. Any scheme should avoid the removal of important trees and hedgerows. <b>The site is potentially suitable for allocation subject to avoiding impacts on trees and hedgerows, and sensitive design may be required to avoid impacts on the Conservation Area, listed buildings and the landscape and visual constraints of the site. The constraints of the site mean that the development capacity for the site may be low. The lack of a footpath from the site may render the site unsuitable and this should be discussed with the highways authority</b></p>
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## Site 148a

1. Site Details	
Site Reference / Name	Site 148a
Site Address / Location	Land at Spencer's Farm - North, King's Somborne, Hampshire, SO20 6PE
Gross Site Area (Hectares)	2.35
SHLAA/SHELAA Reference (if applicable)	SHELAA 2020 - Site 148
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	30 dwellings (SHELAA - whole of Site 148)
Site identification method / source	2020 Test Valley SHELAA
Planning history	N/A
Neighbouring uses	Residential and agricultural to north-east, agricultural to south-east, south-west and north-west

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>



2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Woodland Priority Habitat Network of Lower Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping

## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - field gate to A3057 to north
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - pedestrians would have to walk on road
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
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## 2. Assessment of Suitability

Distance (metres)	400-1200m	400-800m	>1200m	400-1200m	>3900m	400-1200m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>The site comprises a medium-scale pastoral field which is undeveloped and slopes gently from north to south. The site is located at an elevated position in relation to the village on rising land up the valley side. The site adjoins the existing settlement pattern, with scattered properties to its east, and denser development to its south-west at a lower elevation. There are no distinctive features within the site, which is not in the conservation area and does not have recreational access. The site is judged to be of medium landscape sensitivity principally for its elevated, sloping topography.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>The site has an open character and is widely visible as a result of its elevated position. Development of the site would be prominent from PRoW 133/22/1 which is part of Clarendon Way long distance trail. In this view, development would detract from the open rolling farmland setting to the village, with existing settlement principally at a lower elevation in the valley and generally concealed in views across the valley. The site also forms an open part of the foreground in views south from the A3057 on the approach into the village. The site is judged to be of high visual sensitivity.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - site is adjacent to an important group of trees mentioned in the Conservation Area Document..</p>

### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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## 2. Assessment of Suitability

<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy COM2 - Settlement Hierarchy
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes

## 3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is there a known time frame for availability?</p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	Available now (SHELAA)

## 4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
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5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	3 years (SHELAA)
Other key information	N/A
<p>Overall rating (<b>Red/Amber/Green</b>)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues?</p> <p><b>Yes / No</b></p>	<p><b>The site is not currently suitable, available and achievable.</b></p> <p>Unknown</p>
Summary of justification for rating	<p>SHELAA conclusions: The site is available and promoted for development by the land owner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p> <p>AECOM conclusions: The site is a large field which is adjacent to the built-up area and settlement boundary of King's Somborne. The site has high visual sensitivity and medium landscape sensitivity. The site does not have footpath access and there does not appear to be potential to connect a footpath to the village amenities. The site is adjacent to the Conservation Area and within its setting. It is adjacent to some significant trees. The site has high visual sensitivity because of its open character and the site is widely visible as a result of its elevated position in the landscape. Any development would be particularly prominent from PRoW 133/22/1, part of the Clarendon Way long distance trail. In these long distance views, development would detract from the setting of the village where the existing built-up area is generally at a lower elevation and concealed in views in the valley. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development would impact on greenspace. The site is also part of the foreground of views south from the A3057 its approach to the village.</p> <p><b>The site is not appropriate for allocation due to its high visual sensitivity and the lack of pedestrian access..</b></p>

## Site 148b

1. Site Details	
Site Reference / Name	Site 148b
Site Address / Location	Land at Spencer's Farm - South, King's Somborne, Hampshire, SO20 6PE
Gross Site Area (Hectares)	0.85
SHLAA/SHELAA Reference (if applicable)	SHELAA 2020 - Site 148
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	30 dwellings (SHELAA - whole of Site 148)
Site identification method / source	2020 Test Valley SHELAA
Planning history	N/A
Neighbouring uses	Agricultural to north and east, residential to south and west

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Woodland Priority Habitat Network of Lower Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping



## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - field gate from Muss Lane
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - pedestrians would have to walk on road
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
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2. Assessment of Suitability							
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	400-1200m	>800m
<b>Landscape and Visual Constraints</b> This section should be answered based on existing evidence or by a qualified landscape consultant.							
<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"><li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li><li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li><li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li></ul>				The site comprises a medium-scale pastoral field which is undeveloped and slopes gently downhill from north to south. The site is located on the lower valley side, with access from Muss Lane to the west. The site is bounded by hedgerows, with mature trees to part of the western boundary, and younger trees to the eastern. The site is located on the settlement edge, adjoining the Kings Somborne Conservation Area to its west. The site has no recreational value, but is passed along its southern edge by PRoW 133/14/1. The site is judged to be of medium landscape sensitivity principally for its elevated, sloping topography.			
<b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"><li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li><li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li><li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li></ul>				The site has an open character and is visible from the south side of the valley at PRoW 133/22/1 (Clarendon Way), where it is seen alongside existing settlement at a similar elevation to the west of the site. From closer locations, vegetation on the site boundaries filters views into the site. From the A3057 to the north, the site would not disrupt views across the valley. The site is judged to be of a medium visual sensitivity.			
<b>Heritage Constraints</b>							
<b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>				Limited or no impact or no requirement for mitigation			
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>				Some impact, and/or mitigation possible - site is adjacent to an important hedgerow mentioned in the Conservation Area Document.			
<b>Planning Policy Constraints</b>							
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>				No			

## 2. Assessment of Suitability

<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy COM2 - Settlement Hierarchy
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes

## 3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is there a known time frame for availability?</p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	Available now (SHELAA)

## 4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Indicative developable area 0.8 ha 80% of site area = 0.64 ha TVBC guide density of 30 dwellings per hectare = 19 homes AECOM indicative estimate based on 15-30 dwellings per hectare = 9-19 homes. SHELAA estimate is 30 dwellings for wider Site 148
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	3 years (SHELAA)
Other key information	N/A
Overall rating ( <b>Red/Amber/Green</b> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . Are there any known viability issues? <b>Yes / No</b>	<b>The site is potentially suitable, available and achievable</b>  Unknown
Summary of justification for rating	<p>SHELAA conclusions: The site is available and promoted for development by the land owner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p> <p>AECOM conclusions: Greenfield site adjacent to the built-up area and settlement boundary of King's Somborne. The site has medium landscape sensitivity and medium visual sensitivity. The site does not have footpath access and the potential to accommodate vehicular and pedestrian access from Muss Lane or an alternative point would need to be confirmed with the highways authority. The site is adjacent to the Conservation Area and within its setting. The site has some significant hedgerows on its boundaries noted in the Conservation Area Policy Document. Any development should incorporate both screening and sensitive design. It is important to retain the site's hedgerows and border vegetation which provides some existing screening and filters long distance views. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development would impact on greenspace.</p> <p><b>The site is potentially appropriate for allocation subject to the mitigation of the identified constraints and confirmation of access.</b></p>

## Site 168

1. Site Details	
Site Reference / Name	Site 168
Site Address / Location	Land off Eldon Road
Gross Site Area (Hectares)	4.06
SHLAA/SHELAA Reference (if applicable)	SHELAA 2020 - Site 168
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	60 dwellings (SHELAA)
Site identification method / source	2020 Test Valley SHELAA
Planning history	16/02378/OUTS - Outline application for up to 60 dwellings (including 40% affordable housing), structural landscaping, informal public open space, children's play areas, surface water management, vehicular access and associated ancillary works. Refused 27/04/17. 14/02819/OUTS - Outline application for up to 60 dwellings (including 40% affordable housing), structural landscaping, informal public open space, children's play areas, surface water management, vehicular access and associated ancillary works. Refused 29/10/15. Appeal withdrawn.
Neighbouring uses	Residential to north and west, agricultural to east and south

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Medium Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping (steeply to north)

## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - access from Eldon Road
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - pedestrians would have to walk on road
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
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2. Assessment of Suitability							
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	400-1200m	>800m
Landscape and Visual Constraints							
This section should be answered based on existing evidence or by a qualified landscape consultant.							
Is the site low, medium or high sensitivity in terms of landscape?				The site comprises a small arable field bounded by hedgerows to the west and east, and tree belts to the north and south. The site is between Eldon Road to its west and Furzedown Road to its east, with existing settlement to the north and west of the site. The site has varied landform, with the southern part of the site at the base of a valley, but the northern part of the site steeply rises up towards a ridgeline. PRoW 133/506/1 passes the southern edge of the site through a dense tree belt. The site is judged to be of medium landscape sensitivity, principally as a result of its landform.			
<ul style="list-style-type: none"><li>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li><li>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li><li>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li></ul>							
Is the site low, medium or high sensitivity in terms of visual amenity?				The site has a semi-enclosed character as a result of the tree belts to its north and south, and its position in relation to landform. The landform and vegetation screen views of the site from the ridgeline north of Kings Somborne. There are intermittent views of the site from Eldon Road to the south, notably of the more elevated part of the site, which is seen in the context of existing residential settlement to the north and west of the site. From Furzedown Road the northern part of the site is more prominent as the road is oriented in the direction of the site such that adjacent hedgerows do not screen views. On balance, the southern part of the site is judged to be of medium visual sensitivity, with the northern part of the site being most sensitive..			
<ul style="list-style-type: none"><li>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li><li>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li><li>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li></ul>							
Heritage Constraints							
Would the development of the site cause harm to a designated heritage asset or its setting?				Limited or no impact or no requirement for mitigation			
Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation							
Would the development of the site cause harm to a non-designated heritage asset or its setting?				Limited or no impact or no requirement for mitigation			
Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation							
Planning Policy Constraints							
Is the site in the Green Belt?				No			
Yes / No / Unknown							

## 2. Assessment of Suitability

<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy COM2 - Settlement Hierarchy
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes

## 3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability?</p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	Available now (SHELAA)

## 4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	60 dwellings (SHELAA). This capacity is considered unrealistic as there have been two refusals for applications of development on this scale.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Indicative developable area 3.4 ha 75% of site area = 2.55 ha TVBC guide density of 30 dwellings per hectare = 76 homes AECOM indicative estimate based on 15-30 dwellings per hectare = 38-76 homes. SHELAA estimate is 60 dwellings. The capacity is considered to be more appropriate at the lower end of the indicative estimate of 38-76 as there have been two refusals for applications at the higher end of the scale (60 dwellings).
Other key information	N/A
Overall rating ( <i>Red/Amber/Green</i> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> Are there any known viability issues? <i>Yes / No</i>	<b>The site is potentially suitable, available and achievable</b>  Unknown

<p><b>Summary of justification for rating</b></p>	<p>SHELAA conclusions: The site is available and promoted for development by the land owner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p> <p>AECOM conclusions: The site is a large field to the south of King's Somborne which is adjacent to the built-up area and settlement boundary. The site has medium landscape sensitivity and medium visual sensitivity. The site has medium surface water flooding risk. This site has been submitted for outline planning twice, firstly in 2014 as an outline application for 60 dwellings (including 40% affordable housing), structural landscaping, informal public open space, children's play areas, surface water management, vehicular access and associated ancillary works. This planning application was refused on 29th October 2015. An appeal was subsequently withdrawn. The same application was re-submitted in 2016 and was refused 27th April 2017. The officer's report refused the application on the grounds of landscape impacts and non-accordance with Local Plan policies COM2 and E2(a). The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development would impact on greenspace. It is likely that these refusals indicate that a scheme of the same scale would not be acceptable, however, the site could possibly be considered for a more limited scale of development. <b>The site is potentially suitable for allocation for a limited scale of development subject to the mitigation of landscape and visual constraints.</b></p>
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## Site 186

1. Site Details	
Site Reference / Name	Site 186
Site Address / Location	Allotments, Furzedown Road
Gross Site Area (Hectares)	0.58
SHLAA/SHELAA Reference (if applicable)	SHELAA 2017 - Site 186
Existing land use	Allotments
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	25 dwellings (SHELAA) Current planning application 19/02899/OUTS for 18 dwellings.
Site identification method / source	2017 Test Valley SHELAA
Planning history	19/02899/OUTS - Erection of 18 dwellings in Outline with all matters reserved except access Full - change of use of land to allotments with new access of Furzedown Road and erection of a storage building. Current - Application Validated 09/12/19.
Neighbouring uses	Residential to north and west, agricultural to east and south

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</i></p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Woodland Priority Habitat Network of Lower Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Steeply sloping



## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Unknown - existing access to allotments from Furzedown Road is up a steep bank
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - access from pavements on Eldon Road and Furzedown Road
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
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## 2. Assessment of Suitability

Distance (metres)	<400m	<400m	>1200m	<400m	>3900m	<400m	>800m
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### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>The site comprises the Kings Somborne community allotments, which adjoin Furzedown Road to the west, open fields to the east, and settlement to the north and south. The site is on elevated land with a gentle downhill slope from south to north. There are mature trees in the site boundary to the west and south. Site access is from Furzedown Road, but is not currently suitable for cars. The site has no recreational access, but as an allotment site is publicly accessible and has community value. The site adjoins the Kings Somborne Conservation Area to its northern boundary. The site is judged to be of medium landscape sensitivity.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>The site has a semi-enclosed character and is partially screened by vegetation in its boundary in close views. The site is partially visible from across the valley at PRoW 133/12/1 (Clarendon Way), but is seen in the context of existing residential development to its boundaries. The site is judged to be of medium visual sensitivity.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>

### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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## 2. Assessment of Suitability

<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy COM2 - Settlement Hierarchy
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

## 3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is there a known time frame for availability?</p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	Available now (SHELAA)

## 4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Indicative developable area 0.9 ha 80% of site area = 0.72 ha TVBC guide density of 30 dwellings per hectare = 21 homes AECOM indicative estimate based on 15-30 dwellings per hectare = 10-21 homes. SHLAA estimate is 25 dwellings and current planning application 19/02899/OUTS for 18 dwellings.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating ( <b>Red/Amber/Green</b> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . Are there any known viability issues? <b>Yes / No</b>	<b>The site is potentially suitable, available and achievable</b>  Unknown
Summary of justification for rating	<p>SHLAA conclusions: The site is available and promoted for development by the land owner, with interest from a developer. The site is located within the settlement boundary of Kings Somborne identified by the TVBC Revised Local Plan DPD. Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p> <p>AECOM conclusions: The site is in use as allotments and is located adjacent to Furzedown Road in King's Somborne. The site is within the built-up area and within the settlement boundary. The site is subject to a live planning application, 19/02899/OUTS, for 18 dwellings. The site has medium landscape sensitivity and medium visual sensitivity. The site has a steeply sloping topography and this may impact on the potential to facilitate vehicular access. The site has medium landscape sensitivity but views from the wider landscape of development would be screened by retaining mature trees on the site boundary. Similarly, the site's visual sensitivity can be lessened by existing partial screening which could also be maintained and enhanced. access. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development would impact on greenspace. The site is use as an allotment and is also registered as a Site of Community Value, and this is an issue to consider at the site selection stage.</p> <p><b>The site is potentially suitable for allocation subject to resolving or mitigating the identified constraints including provision of access and ensuring the re-provision of the allotment for the community at an alternative site..</b></p>

## Site 207

1. Site Details	
Site Reference / Name	Site 207
Site Address / Location	Land at Winchester Road and New Lane
Gross Site Area (Hectares)	1.99
SHLAA/SHELAA Reference (if applicable)	SHLAA 2014 - Site 207
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	90 dwellings (SHELAA - whole of Site 207)
Site identification method / source	2014 Test Valley SHLAA
Planning history	N/A
Neighbouring uses	Agricultural on all sides

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Woodland Priority Habitat Network of Lower Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping

## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - field gate from New Lane
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - pedestrians would have to walk on road
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	Yes - but only from road and not a dedicated cycle way
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	Yes - southern boundary
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	400-1200m	>800m



## 2. Assessment of Suitability

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The site comprises the north-west part of a medium-scale pastoral field with hedgerow boundaries to the north-east, north-west and south-east, and an open boundary to the south-east which is demarcated by an existing PRow (although this is not a physical feature such as a fenceline). The site gentle slopes downhill from north-west to south-east. There are mature trees in the site's north-east boundary but otherwise the site has an open character, with scattered individual properties to its north and south, and a separation from the main village settlement pattern. The site adjoins the Kings Somborne Conservation Area to its south. There is no recreational access to the site but it is passed along its southern edge by PRow 133/14/1. The site is judged to be of medium landscape sensitivity principally for its topography and position away from the existing settlement pattern.

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

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

The site has an open character and is visible from the south side of the valley at PRow 133/22/1 (Clarendon Way), where it is seen at a similar elevation to existing development to its west, but with a clear sense of visual separation from the main area of settlement. The settlement pattern around the site is visually scattered, which contributes to the view's rural characteristics. Development and access to the site could disrupt the visual character of New Lane, which retains a strongly rural appearance. The site is judged to be of a high visual sensitivity.

### Heritage Constraints

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

**Directly impact and/or mitigation not possible /**  
**Some impact, and/or mitigation possible /**  
**Limited or no impact or no requirement for mitigation**

Limited or no impact or no requirement for mitigation

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

**Directly impact and/or mitigation not possible /**  
**Some impact, and/or mitigation possible /**  
**Limited or no impact or no requirement for mitigation**

Some impact, and/or mitigation possible - site is adjacent to an important hedgerow mentioned in the Conservation Area Document.

### Planning Policy Constraints

#### Is the site in the Green Belt?

**Yes / No / Unknown**

No

#### Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

**Yes / No / Unknown**

No

## 2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Policy COM2 - Settlement Hierarchy
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	Yes

## 3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now (SHELAA)

## 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating ( <b>Red/Amber/Green</b> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . Are there any known viability issues? <b>Yes / No</b>	<b>The site is not currently suitable, available and achievable.</b>  Unknown
Summary of justification for rating	<p>SHELAA conclusions: The site is promoted by the landowner and is therefore considered available. King's Somborne and the site is located to the east of the village. The site is within the countryside but borders residential development to the west. There is an area of flood risk to the south and a number of listed buildings border the site. The site is being promoted and is considered achievable. The site is considered available and achievable. [Note that this conclusion is for a site area also incorporating Site 80. The AECOM assessment will only include the area of Site 207 to the north of Site 80 to avoid duplication.]</p> <p>AECOM conclusions: Large greenfield site, its south west corner adjacent to the built-up area and settlement boundary. The site is adjacent to the Conservation Area and within its setting. The site has high visual sensitivity and medium landscape sensitivity. The site has some mature trees on its boundaries and part of the site contains an important hedgerow noted in the Conservation Area Policy Document. It is not considered possible to mitigate the visual impact of development. When seen in long distance views, the site has a clear sense of visual separation from the main area of the settlement (although this would not be the case if the site was developed in combination with adjacent land between the site and the settlement edge). It is clearly visible from the south side of the valley from PRoW 133/22/1 also known as Clarendon Way. Development could also disrupt the visual character of New Lane which retains a strongly rural appearance. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development could impact on greenspace.</p> <p><b>The site is not suitable for allocation on the basis of landscape and visual sensitivity.</b></p>

# Site 215

1. Site Details	
Site Reference / Name	Site 215
Site Address / Location	Land at Church Road
Gross Site Area (Hectares)	2.51
SHLAA/SHELAA Reference (if applicable)	SHELAA 2017 - Site 215
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	147 dwellings (SHELAA)
Site identification method / source	2017 Test Valley SHELAA
Planning history	N/A
Neighbouring uses	Residential to north, agricultural to east, south and west

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3 on Regional ALC map
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Yes - Woodland Priority Habitat Network of Lower Spatial Priority, Priority Species for CS Targeting - Lapwing, Farm Wildlife Package Area
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Steeply sloping

## 2. Assessment of Suitability

<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - access would have to be via alternative site
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - access would have to be via alternative site
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	No - access would have to be via alternative site
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
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## 2. Assessment of Suitability

Distance (metres)	<400m	<400m	>1200m	<400m	>3900m	<400m	>800m
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### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p>The site comprises the eastern part of an arable field on steeply rising downland on the southern valley side to Kings Somborne. The site is bounded by hedgerows with intermittent trees to the east and south, is open to the west, and adjoins the settlement boundary to the north. The northern boundary of the site is also the boundary to the Kings Somborne Conservation Area, which lies to the north. The site has a strongly open character due to its elevated position in relation to the settlement. There is no direct access to the site from any adjacent road, so site access would need to be created across adjacent fields. The site is judged to be of medium landscape sensitivity, principally as a result of its steeply sloping topography.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p>The site has a strongly open character and forms part of a visual backdrop in views across the valley from the north, including the A3057 on the approach into Kings Somborne, and PRoW 133/12/1 (Clarendon Way). In views across the valley the rolling nature of the landform is apparent. Settlement at Kings Somborne is mostly within the valley bottom, although settlement along Furzedown Road and Eldon Road is prominent in an elevated position south-west of the site. The site is also visible as part of the backdrop between buildings in some views from within the Kings Somborne Conservation Area. Development would detract from the open rolling farmland setting to the village by introducing further development up the elevated valley side. The site is judged to be of a high visual sensitivity.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>

### Planning Policy Constraints



## 2. Assessment of Suitability

<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>	No
<b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b>	No
<b>Are there any other relevant planning policies relating to the site?</b>	Policy COM2 - Settlement Hierarchy
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	Yes

## 3. Assessment of Availability

<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Available now (SHELAA)

## 4. Assessment of Viability

<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
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## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating ( <b>Red/Amber/Green</b> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . Are there any known viability issues? <b>Yes / No</b>	<b>The site is not currently suitable, available and achievable.</b>  Unknown
Summary of justification for rating	<p>SHELAA conclusions: The site is located partially within the settlement boundary of the village of Kings Somborne, however the majority of the site is situated within the countryside. The portion of the site within the settlement boundary is currently in use as allotments, any development would have to comply with Policy LHW1. The site is immediately adjacent to the Kings Somborne Conservation Area. There are existing dwellings to the north, south and west of the site. There are local amenities within walking distance; however there is a bus stop close to the site located along Church Lane. The site entrance is off of Furzedown Road which joins up to the A3057 allowing for access to Stockbridge local centre to the north and Romsey to the south. The site is available and promoted for development by the land owner, and there is interest from a developer. Development of 147 dwellings (at 30dph) is proposed within 5 years. [Note that this SHELAA conclusion is for a site area including Site 79 and Site 186. The AECOM assessment will only include the area of Site 215 to the east of Site 79 and Site 186 to avoid duplication.]</p> <p>AECOM conclusions: This site comprises the eastern part of an arable field which steeply rises to the southern valley side of King's Somborne. The site is adjacent to the built-up area and settlement boundary. The site has high visual sensitivity and medium landscape sensitivity with steeply sloping topography. The site has no vehicular or pedestrian access. It is not deemed possible to mitigate the high visual sensitivity of the site because it has a strongly open character and forms part of the visual backdrop in views across the valley, including the A3057 and PRoW 133/12/1 (Clarendon Way). Development on the site could detract from the landscape setting of the village by introducing development on the elevated valley side. The site is within a SSSI Impact Risk Zone (within 2,000 metres) and consultation with Natural England may be required as development could impact on greenspace.</p> <p><b>The site is not suitable for allocation on the grounds of very significant landscape and visual impacts that any development would have in this location.</b></p>

## Tarmac Site

1. Site Details	
<b>Site Reference / Name</b>	Tarmac Site
<b>Site Address / Location</b>	Tarmac Site
<b>Gross Site Area</b> (Hectares)	7.19
<b>SHLAA/SHLAA Reference</b> (if applicable)	N/A - NP SA
<b>Existing land use</b>	Former quarry, tarmac manufacturing site
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/SHLAA)	N/A
<b>Site identification method / source</b>	NP Sustainability Appraisal (SA)
<b>Planning history</b>	Summarised as multiple applications: TVS.01413 - Erection of Hot Storage Hoppers at Macadam Plant TVS.01413/1 - Storage area TVS.01413/2 - Erection of bagging and maintenance building TVS.01413/3 - 2 Portable "Rollalong 90" buildings to be used as office, messroom etc TVS.01413/4 - Extension to existing offices TVS.01413/6 - Replacement asphalt plant - How Park, Kings Somborne 18/01602/CMAS - Restoration of former chalk quarry through the importation of inert fill together with associated temporary infrastructure 20/03235/CLES - Lawful Development Certificate for existing uses - Area A, timber yard for production, storage and distribution of timber products; Area B, mixed use of asphalt plant and storage/distribution use; Area C, offices
<b>Neighbouring uses</b>	Agricultural on all sides

2. Assessment of Suitability
Environmental Constraints

## 2. Assessment of Suitability

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - SSSI Impact Risk Zone. Proposed use could trigger requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	<p>Unknown - Grade 3 on Regional ALC map</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species?</b>  <b>Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p>No but adjacent to Woodland Priority Habitat Network of Higher Spatial Priority, Priority Species for CS Targeting - Corn Bunting, Lapwing, Farm Wildlife Package Area, BAP Priority Habitat: Deciduous Woodland</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Yes - paved road from Cow Drove Hill servicing tarmac manufacturing facility</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>No - pedestrians would have to walk on road</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Yes - but only from road and not a dedicated cycle way</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within and adjoining</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p>Yes / No / Unknown</p>	<p>Yes – potentially given industrial uses.</p>

## 2. Assessment of Suitability

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

Yes / No / Unknown

Unknown

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

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately five minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>1200m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The site is a former chalk quarry. The site has the characteristics of a deep surface mine, with sharp side slopes. The site is prominent as it is close to the summit of Yew Hill which has an elevation of 70 metres. Other parts of the chalk quarry have been returned to a more natural state with woodland planting. The site has remained in industrial use, and contains an active timber storage and asphalt manufacturing facility. The site is isolated on a ridge which is visible from the Test Way footpath and the Park Stream branch of the River Test. Whilst the site is somewhat screened by trees and its side slopes, and is already in active industrial uses, the landscape impacts of any change of use are likely to be significant given the site's prominence and isolated location.

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

- Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

The site is likely to be visible through tree gaps from the Test Way footpath and the Park Stream branch of the River Test given its elevation close to the summit of Yew Hill. While there are currently industrial uses on site, these are within the dip of the former chalk quarry. Residential development would be visually incongruous with the isolated location far from any neighbouring settlement and would likely impact on the visual character of the ridge including Yew Hill.

### Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<b>Are there any other relevant planning policies relating to the site?</b>	Policy COM2 - Settlement Hierarchy
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Previously developed land
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Outside and not connected to the existing built up area
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Outside and not connected to the existing settlement boundary
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes
3. Assessment of Availability	



<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there a known time frame for availability?</b> <b><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></b>	N/A

#### 4. Assessment of Viability

<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
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5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
<p>Overall rating (<b>Red/Amber/Green</b>)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available</b>.</p> <p>The site is <b>not currently suitable, and available</b>.</p> <p>Are there any known viability issues? <b>Yes / No</b></p>	<p><b>The site is not currently suitable, available and achievable.</b></p> <p>Unknown</p>
Summary of justification for rating	<p>The site is a former chalk quarry which is now being used for timber storage and an asphalt plant alongside ancillary facilities and offices. The site's availability is not clear because the site has recently had an application for a Lawful Development Certificate for existing uses which include a timber storage facility, asphalt plant and offices. It is therefore possible that the owners of the site wish to continue the site's industrial uses. The site is isolated in the countryside far from services in all categories and there is no pedestrian access. The site falls outside of the settlement boundary. The site area put forward for development is adjacent to a large area of BAP Priority Habitat: Deciduous Woodland which is a significant constraint to development. Medium landscape sensitivity and medium visual sensitivity are additional constraints. The site is within just 500 metres of the SSSI and consultation could be required with Natural England. Residential development would not be appropriate in this location because it would not be possible to mitigate the site's isolation any settlement or services and pedestrians would have to take unsafe routes along rural roads to reach services. Residential development could impact on the tranquillity and rural nature of this location. The site may be viewed through tree gaps from public footpaths and from the Test River valley. The site is steeply sloping into a depression in its centre as it is a former chalk quarry and therefore surface water drainage could be a viability issue. Note that the site has been submitted for residential however the site could alternatively be allocated for employment uses. <b>The site is unsuitable for residential allocation owing to its isolation from services in the open countryside..</b></p>

