

New Alresford Omissions sites

SHELAA reference number	Respondent number	Comment	Officer comment
NA01	BHLF-KSAR-N86A-E	<p>Land to the rear of Thody's lies directly to the west of the built-up area of New Alresford and is located to the west of New Farm Road between that road and the Fish Farm on the B3047 Alresford Road. It is approximately 4 hectares in extent and largely in pastoral use, with some buildings at the north of the site, to enable access.</p> <p>The site is bounded by hedges and some trees on all sides; to the west of the site is a farm access track, to the north is another small field with residential properties beyond, and to the east and south are residential properties.</p> <p>The site is not constrained by any national or local landscape designations. The Conservation Area is not a constraint to development on the site. The River Itchen SSSI is approximately 80 metres to the southwest of the site, and the River Itchen SAC is about 225 metres to the west.</p> <p>The site is a relatively small scale, enclosed, field with residential development adjacent to it. There are also the visual influences of the Fish Farm and various minor local roads. Beyond this, the site is inside a boundary set by the B3047 (Alresford) Road and the A31. The site represents a discrete and contained extension to the town. There are a number of local services and amenities within walking/cycling distance of the site, which make it a sustainable location for new development.</p>	<p>Comments noted. This representation is promoting SHELAA site NA01 in New Alresford.</p> <p>Alresford's housing target is in line with the score it received in the settlement hierarchy and this will be delivered through the New Alresford Neighbourhood Plan.</p> <p>As the Neighbourhood Plan will undertake the assessment and allocation of sites, rather than the Local Plan, the detailed comments on the IIA are not addressed.</p> <p>Recommended response: no change</p>

		<p>There is an emerging vision for the site which has the potential to deliver approximately 75 homes including 40% (30) affordable homes. It would also include areas of open space including recreational space; have access to and promote sustainable and active travel opportunities for new and existing residents; and seek to provide improvements to the local footpath network increasing connectivity to local services and facilities and green infrastructure.</p> <p>The site is available for development, and no impediments to development are known. Development could be achievable in the next five years, but cognisant of the need and value of engaging with the local community in the early stages of planning development.</p> <p>The supporting Integrated Impact Assessment (IIA) for the Local Plan is not consistent with the SHELAA site assessments. Many of the sustainability challenges identified in the IIA are either overstated, entirely manageable or mitigatable, or have not been appropriately balanced with the benefits of development. Detailed comments provided on the IIA criteria and the site's compliance with them.</p>	
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