

Appendices

Medstead and Four Marks Neighbourhood Plan

October 2025

Appendix A

Site Assessment Reference sheet

Assessment of Suitability

Statutory environmental designation

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

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

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

Yes (red)	No (green)	Partly or adjacent (amber)
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Non-statutory environmental designations

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

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

Yes (red)	No (green)	Partly or adjacent (amber)
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Nutrient Neutrality

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

No (green)	Yes (amber)
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Flood Zone

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

See guidance notes:

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

High Risk (red)	Low Risk (green)	Medium Risk (amber)
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Surface water flooding

Site is at risk of surface water flooding?

See guidance notes:

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

Low Risk (green)	Medium Risk (amber)
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Agricultural land Classification

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

Yes (red)	No (green)
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Potential to support priority species

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

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes (red)	No (green)
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Air Quality Management Area (AQMA)

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

Yes (red)	No (green)
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Topography

Is the site:

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

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

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

No (red)	Yes (green)
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Pedestrian access

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

No (red)	Yes (green)
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Cycle access

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

No (red)	Yes (green)
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Significant trees

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

No (green)	Within/Adjacent (amber)
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Tree Preservation Orders

Are there any known Tree Preservation Orders on the site?

No (green)	Yes (amber)
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Veteran or ancient trees

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

Within (red)	No (green)	Adjacent (amber)
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Public Rights of Way

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

No (green)	Yes (amber)
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Ground contamination

Is the site likely to be affected by ground contamination?

No (green)	Yes (amber)
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Utilities infrastructure

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

No (green)	Yes (amber)
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Loss of social, amenity or community value

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

No (green)	Yes (amber)
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Accessibility

Distance to train station (m)

>1200m (red)	<400m (green)	400-1200m (amber)
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Distance to bus / tram stop (m)

>800m (red)	<400m (green)	400-800m (amber)
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Distance to town / local centre / shop (m)

>1200m (red)	<400m (green)	400-1200m (amber)
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Distance to open space / recreation facilities (m)

>800m (red)	<400m (green)	400-800m (amber)
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Distance to primary school (m)

>1200m (red)	<400m (green)	400-1200m (amber)
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Distance to secondary school (m)

>3900m (red)	<1600m (green)	1600-3900m (amber)
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Distance to Cycle route (m)

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

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

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

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)
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Visual amenity

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

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

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

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)
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Designated heritage asset

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

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

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

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

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

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

Green Belt

Is the site in the Green Belt?

Yes (red)	No (green)
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Planning Policy

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

Yes / No / Unknown

Other relevant planning policies

Are there any other relevant planning policies relating to the site?

Greenfield / mix / PDL

Is the site:

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

Greenfield (red)	Previously developed land (green)	A mix of greenfield and previously developed land (amber)
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Relationship with settlement

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

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

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

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

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

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

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

No (green)	Yes (amber)
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Size and character

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

No (green)	Yes (amber)
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Assessment of Availability

Site availability

Is the site available for development?

No (red)	Yes (green)
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Legal or ownership issues

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

Yes (red)	No (green)
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Timeframe

Is there a known time frame for availability?

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

Assessment of Achievability

Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes (red)	No (green)
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Conclusions

Site capacity (assessed)

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

Timeframe

What is the likely timeframe for development

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

Other key information

Overall rating

The site is suitable and available (green)

The site is potentially suitable, and available (amber)

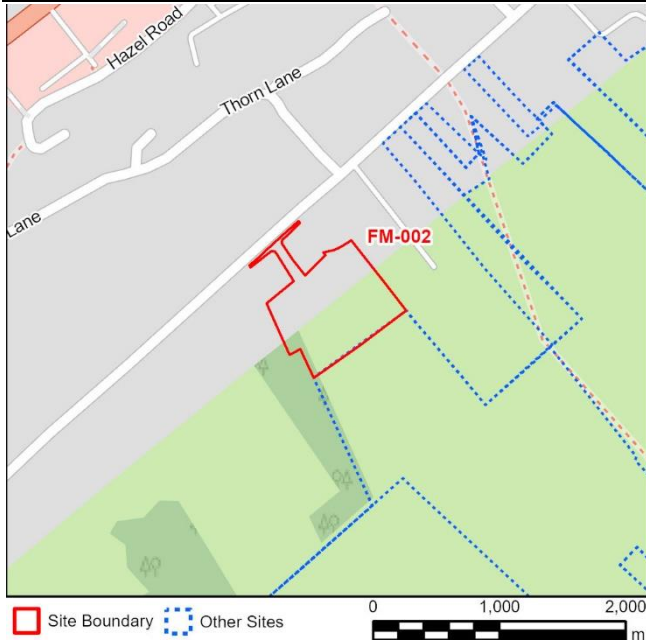
The site is not currently suitable, and available (red)

Site is not currently suitable, and available (red)	Site is suitable and available (green)	Site is potentially suitable, and available (amber)
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Site FM-002

Site Details

Site Address	Land rear of 41 to 43a Blackberry Lane, Four Marks
Gross Site Area (ha)	0.74
SHLAA/HELAA Reference	-



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Existing land use	Greenfield
Land use being considered (if known)	Residential
Development capacity (if known)	10
Site identification method / source	LAA
Planning history	55302 (2014) - application for development of 23 dwellings - refused [scale of development out of proportion for character of settlement and local services, not enough ecology information]
Neighbouring uses	Residential

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Groundwater SPZ 2
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat

Vehicular access	G	Yes - existing vehicular access along Blackberry Lane onto driveway to existing adjacent developments			
Pedestrian access	G	Yes - existing footpath along Blackberry Lane on opposite side of road			
Cycle access	G	Yes - cycle access along Blackberry Lane			
Tree Preservation Orders	G	No			
Significant trees	A	Yes - dense vegetation and large trees visible on site			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - the site is located behind existing development. There is some dense vegetation on site. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.			
Visual amenity	G	Low sensitivity - the site is located behind existing development and is shielded from views. It has minimal long distance views. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	G	Within the existing built up area (infill)			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			

Assessment of Availability		
Site availability		0
Legal or ownership issues	G	No
Timeframe		0-5 years
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		10 (2024 LAA)
Timeframe		0-5 years
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a greenfield site located within an area of residential development. The site is potentially on 'Best and Most Versatile' agricultural land. The site is a small wooded area located between two existing residential developments at the end of a shared driveway. The site is within the existing settlement boundary. The site is densely vegetated and development may have a negative impact on biodiversity on site. The site is in a sustainable location for residential development. The 2024 LAA identified that the site is susceptible to surface water flooding, but determined the site to be developable. An application was submitted in 2014 for development of 23 dwellings which was refused on grounds that the scale and design of the development was out of keeping with the local character of the area. The site is potentially suitable, subject to flood risk mitigation, suitable BNG requirements and a design that is proportionate with existing development on Blackberry Lane.	

Site FM-004

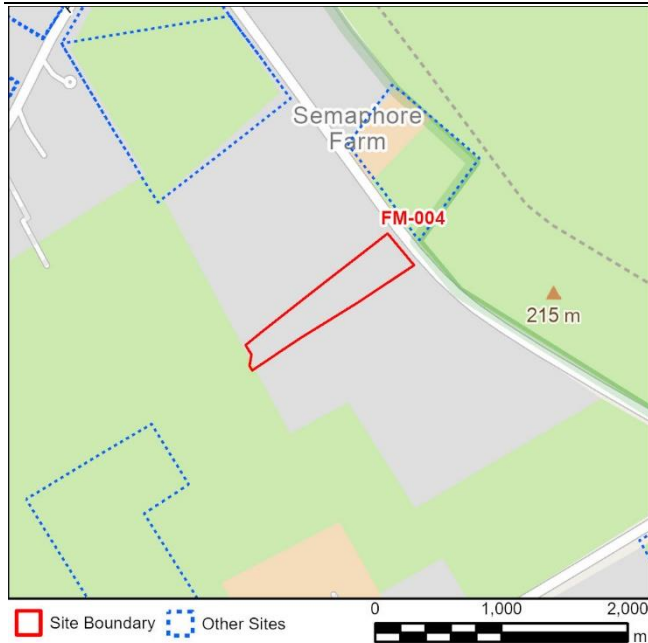
Site Details

Site Address Land adjacent to 98 Telegraph Lane, Four Marks

Gross Site Area (ha) 0.42

SHLAA/HELAA -

Reference



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Existing land use Agricultural

Land use being considered (if known) Older Persons

Development capacity (if known) 20

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/Agriculture

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Groundwater SPZ 2 and 3
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - no existing access onto site, but access can be created from Telegraph Lane; narrow paved lane
Pedestrian access	R	No - no formal footpath along Telegraph Lane, but access exists through agricultural gate onto site

Cycle access	G	Yes - cycle access along Telegraph Lane			
Tree Preservation Orders	G	No			
Significant trees	G	No - one large tree adjacent to site entrance			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - site has no environmental features on or near the site, but is adjacent to the SDNP. Development may impact the setting of the SDNP. landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.			
Visual amenity	G	Low sensitivity - the site is shielded from the street by vegetation and existing surrounding development. It is not prominent in long distance views. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.			
Designated heritage asset harm	A	Some impact, and/or mitigation possible - nearby Grade II listed building			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability	0				

Legal or ownership issues	G	No
Timeframe		0
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		20 (2024 LAA)
Timeframe		0
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a greenfield site to the south of Four Marks. The site is outside of the existing settlement boundary, but adjacent to some existing residential development. The site is potentially on 'Best and Most Versatile' agricultural land. Development on the site could extend the development pattern already seen adjacent. There is no pedestrian footpath along the main access road to the site, making it a car dependent location. The site is adjacent to a grade II listed building. Any development would need to be sensitive to the heritage setting. Under current policy, the site falls under development in the countryside (CP19), where a policy of general restraint is applied outside of the settlement boundary. If the settlement boundary was extended to include this area, the site could be developed under policy S2. The site is therefore potentially suitable if the settlement boundary were extended, but more sustainable locations should be considered first.	

Site FM-008

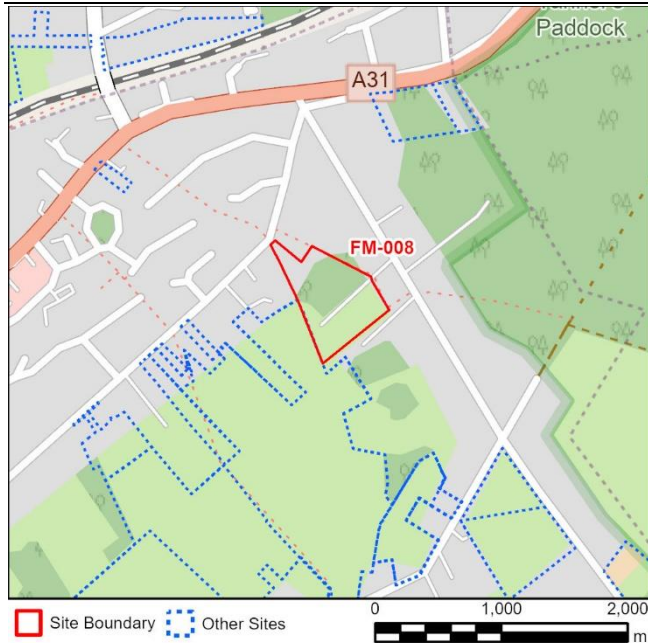
Site Details

Site Address 32 Telegraph Lane, Four Marks

Gross Site Area (ha) 1.89

SHLAA/HELAA -

Reference



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Existing land use Greenfield / residential

Land use being considered (if known) Residential

Development capacity (if known) 14

Site identification method / source LAA

Planning history 54976/001 (2014) - Application for 17 dwellings - refused [housing requirement already met, density and scale out of proportion, would negatively affect character of settlement]

Neighbouring uses Residential

Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations A partly Groundwater SPZ 2

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

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

Potential to support priority species R Yes - deciduous woodland

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access G Yes - vehicular access from Blackberry Lane to existing development

Pedestrian access	G	Yes - paved footpath along opposite side of Blackberry Lane; public footpath running along northern edge of site			
Cycle access	G	Yes - cycle access along Uplands Lane			
Tree Preservation Orders	A	Yes - area TPO on site			
Significant trees	A	Yes - large wooded area on site			
Veteran or ancient trees	Unknown				
Public Rights of Way	A	Yes - public footpath along northeastern edge			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - the site includes an area of dense vegetation including an area TPO. Any development may impact the biodiversity. The site also forms an area of open backland behind existing residential development. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.			
Visual amenity	G	Low sensitivity - the site is a backland site located behind existing development. It is not visible from main roads, and the dense vegetation shields it additionally. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			

Assessment of Availability		
Site availability		0
Legal or ownership issues	G	No
Timeframe		0
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		14 (2024 LAA)
Timeframe		0
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a densely wooded site adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. A large portion of the site is a SINCL which would make this part of the site unsuitable for development. The remaining part of the site has no major constraints, and is accessible from Telegraph Lane. This part of the site is potentially suitable for development.	

Site FM-011

Site Details

Site Address	Land rear of 7-15 and 23-33 Blackberry Lane
Gross Site Area (ha)	10.36
SHLAA/HELAA	-
Reference	



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Existing land use	Greenfield
Land use being considered (if known)	Residential
Development capacity (if known)	108
Site identification method / source	LAA
Planning history	application 60062 on southern part of site (FM-040) 50216/002 (2024) - outline application for residential development of up to 100 dwellings - awaiting decision
Neighbouring uses	Residential

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Groundwater SPZ 2
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk - areas of higher risk running through site
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - existing vehicular access to existing development on northern portion of site; potential to create access from Alton Lane

Pedestrian access	G	Yes - no formal footpath along Alton Lane, paved footpath along northern side of Blackberry Lane; public footpath along southwestern edge of site			
Cycle access	G	Yes - cycle access along Alton Lane and along Blackberry Lane			
Tree Preservation Orders	A	Yes - area TPO and individual TPOs on site			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes - public footpath running along western edge			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - the site is an open area forming backland development behind residential development along the adjacent streets. The open character of the site contributes to the rural and tranquil setting of Four Marks. Development in this area could start to impact the setting of Four Marks. there are no valued features on the site that are susceptible to development. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.			
Visual amenity	A	Medium sensitivity - the site is a large open site and offers views across open countryside. Some parts of the site are located behind existing development and vegetation and offer some shielding, especially on the northern part of the site. The site is more open to the south. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land			

Built-up area	A	Adjacent to and connected to the existing built up area
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	A	Yes
Assessment of Availability		
Site availability		0
Legal or ownership issues	G	No
Timeframe		0
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		108 (2024 LAA)
Timeframe		0
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a large greenfield site adjacent to the existing settlement boundary behind homes on Blackberry Lane. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of the Four Marks South large development site that was consulted on in 2019. It also includes a southern area also covered by FM-040 which has planning permission. The remainder of the site is open in character and would alter the nature of the settlement, although a small amount of development along the part of the site on Alton Lane could match the existing settlement pattern and is therefore potentially suitable for development. There is an application for up to 100 dwellings on the site currently awaiting decision. The Four Marks South large development site has been assessed as potentially suitable for development, so this could also be considered for allocation in the Neighbourhood Plan if agreed with EHDC and if the necessary mitigation and infrastructure was factored in as part of the allocation. If the pending application is granted, the site does not need to be allocated in the Neighbourhood Plan but the figures can count towards the Neighbourhood Plan housing requirement.	

Site FM-012

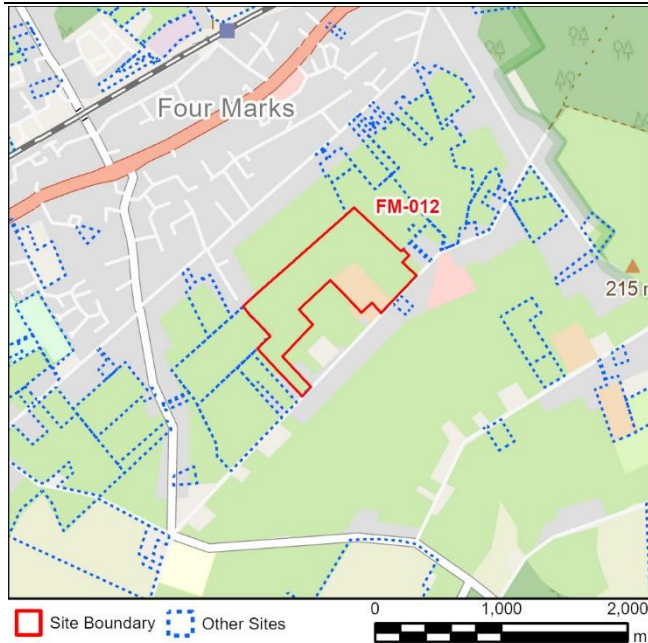
Site Details

Site Address Land at Alton Lane, Four Marks

Gross Site Area (ha) 12.53

SHLAA/HELAA -

Reference



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Existing land use Agricultural

Land use being considered (if known) Residential

Development capacity (if known) 175

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/Agriculture

Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations R Groundwater SPZ 2

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk - areas of higher risk running through site

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

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access G Yes - no existing vehicular access, but potential to create access from Alton Lane

Pedestrian access R No - no formal footpath along Alton Lane

Cycle access G Yes - cycle access along Alton Lane

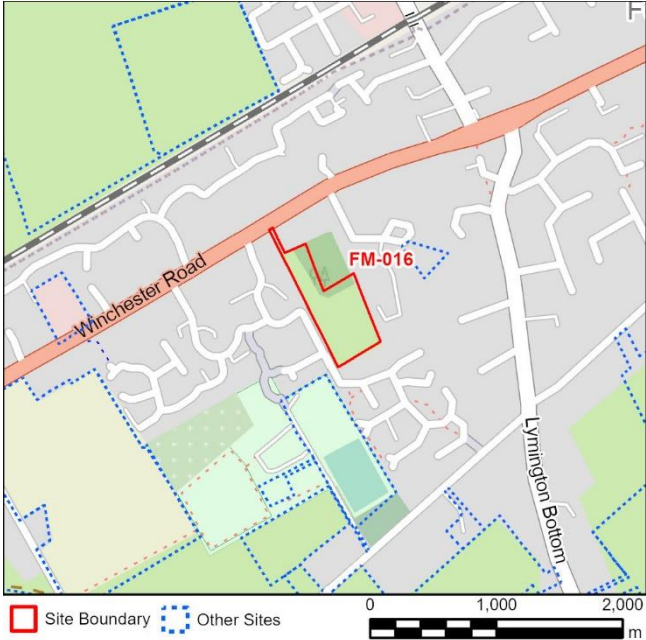
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	Medium sensitivity - the site is a large open site behind an area of low density development. The site contributes to the open and rural character of Four Marks. Any development would start to encroach on the open character of the area. The site includes some hedgerows. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.		
Visual amenity	A	Medium sensitivity - the site is located behind and adjacent to some existing development, and is shielded in some areas by vegetation on the site boundary. It is a large open site that offers views over open countryside. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land		
Built-up area	R	Outside and not connected to the existing built up area		
Settlement boundaries	R	Outside and not connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	A	Yes		
Assessment of Availability				

Site availability		0
Legal or ownership issues	G	No
Timeframe		0
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		175 (2024 LAA)
Timeframe		0
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a large greenfield site located outside of the existing settlement boundary along Alton Lane. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of the Four Marks South large development site that was consulted on in 2019. The site is open in character and would alter the nature of the settlement, although a small amount of development along Alton Lane could match the existing settlement pattern and is therefore potentially suitable for development. There is no pedestrian footpath along Alton Lane. The LAA established that the northern portion of the site is susceptible to surface water flooding. The site is potentially suitable if the necessary mitigation and infrastructure was factored in as part of the allocation. The Four Marks South large development site can also be considered for allocation in the Neighbourhood Plan if agreed with EHDC and if the necessary mitigation and infrastructure was factored in as part of the allocation.	

Site FM-016

Site Details

Site Address	Land at 131 Winchester Road, Four Marks
Gross Site Area (ha)	1.42
SHLAA/HELAA	-
Reference	



No site photograph available.

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Existing land use	Greenfield
Land use being considered (if known)	Residential
Development capacity (if known)	21
Site identification method / source	LAA
Planning history	30800/013 (2024) - application for 22 dwellings - pending decision 30800/010 (2016) - application for 6 dwellings - refused [outside settlement boundary, traffic issues] 30800/007 (2014) - application for up to 24 dwellings - refused [outside settlement boundary]
Neighbouring uses	Residential

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Groundwater SPZ 2 SINC surrounding site boundary
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat

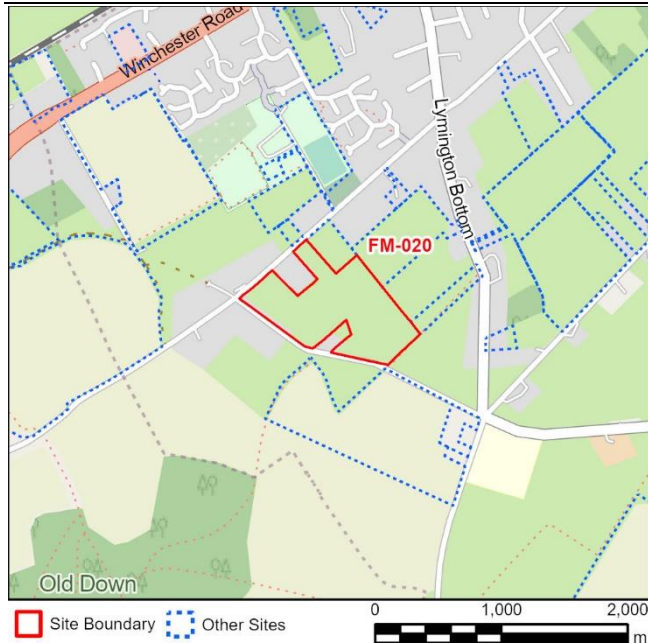
Vehicular access	G	Yes - no existing access but potential to create from A31 or from adjacent development to the west; access from Lapwing Way was suggested in a			
Pedestrian access	G	Yes - no existing access but potential to create access from adjacent development			
Cycle access	G	Yes - no existing access, but potential to create access along new access road			
Tree Preservation Orders	A	Yes - individual TPOs on western edge, and overlapping area TPO on east			
Significant trees	A	Yes - significant trees along edge and dense vegetation directle adjacent to northeast			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - there are no valued features on site that are particularly susceptible to development, though the site is surrounded by SINCs. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.			
Visual amenity	G	Low sensitivity - site is located behind existing development as well as vegetation and is well shielded from all sides. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			

Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability		0
Legal or ownership issues	G	No
Timeframe		0-5 years
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		21 (2024 LAA)
Timeframe		0-5 years
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a greenfield site located adjacent to the existing settlement boundary. There is a pending application on the site. The site is potentially on 'Best and Most Versatile' agricultural land. The site is surrounded by a SINC. The site is surrounded by residential development. There is no existing access onto the site, but there is potential to create this from Lapwing Way or from the A31; access from Lapwing Way has been refuted in a previous application on the grounds that this access would cause damage to the surrounding SINC. Access would need to be investigated further. The site is within a Groundwater SPZ 2 area. There are individual TPOs along the site boundary. The site boundary is heavily vegetated. The current application identifies the site as having impermeable clay deposits requiring boreholes and retention tanks containing absorbers which would be high maintenance and may affect the viability of the site. The site is potentially suitable subject to the creation of safe and suitable access, and mitigation of other identified constraints.	

Site FM-020

Site Details

Site Address	Land east of Brislands Lane and north of Gradwell Lane, Four Marks
Gross Site Area (ha)	6.58
SHLAA/HELAA	-
Reference	



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Existing land use	Greenfield
Land use being considered (if known)	Residential
Development capacity (if known)	40
Site identification method / source	LAA
Planning history	n/a
Neighbouring uses	Residential/open space

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Groundwater SPZ 2
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping or uneven
Vehicular access	G	Yes - no existing access, but potential access from Brislands Lane or Gradwell Lane
Pedestrian access	G	Yes - existing pedestrian access along public footpath along southeastern edge of site

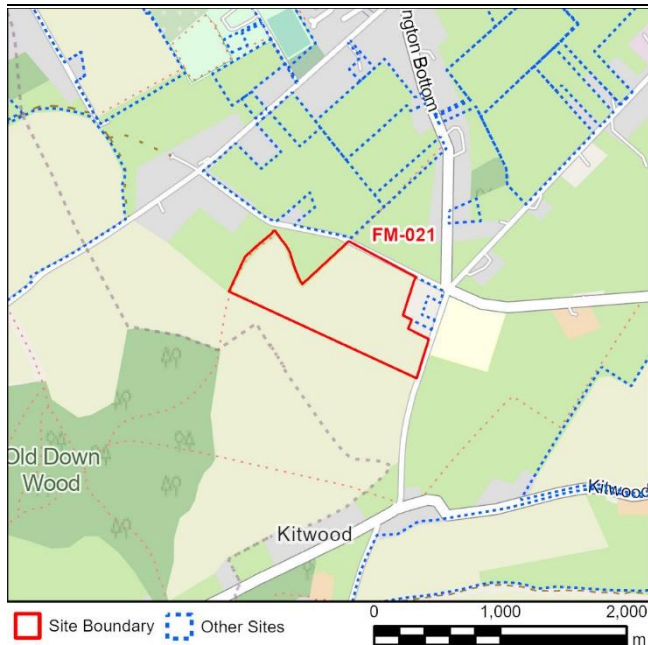
Cycle access	G	Yes - cycle access along Brislands Lane and Gradwell Lane			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes - public footpath along southeastern edge			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - the site hosts some historical hedgerow patterns. The rural character of the site contributes to the rural character of the setting of Four Marks. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.			
Visual amenity	A	Medium sensitivity - the site is well shielded from views through significant vegetation along the site boundaries. The site hosts long distance views over adjacent fields and field patterns. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability		0			

Legal or ownership issues	G	No
Timeframe		0
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		-
Timeframe		0
Other key information		
Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable
Summary	The site is a greenfield site located outside and not connected to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The northern portion of the site is located adjacent to existing residential development and land to the north east has outline planning permission for 60 homes. The southern portion of the site is part of a wider area of open countryside and contributes to the rural and tranquil character of the area. The site is in a Groundwater SPZ 2 area. There is a public footpath along the southern edge of the site. Brislands Lane and Gradwell Lane are both narrow lanes with no footpath so access would not be suitable for new development in this location. The site is not currently suitable for development.	

Site FM-021

Site Details

Site Address	Land south of Gradwell Lane and west of Kitwood Road, Four Marks
Gross Site Area (ha)	8.83
SHLAA/HELAA	-
Reference	



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Site photograph taken by AECOM.

Existing land use	Agricultural
Land use being considered (if known)	Residential
Development capacity (if known)	62
Site identification method / source	LAA
Planning history	n/a
Neighbouring uses	Agricultural

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Groundwater SPZ 2
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping or uneven
Vehicular access	G	Yes - no existing access, but potential access from Gradwell Lane
Pedestrian access	G	Yes - no formal footpath, but pedestrian access along Gradwell Lane and agricultural access gate
Cycle access	G	Yes - cycle access along Gradwell Lane

Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	A	Yes - public footpath along western edge		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	Medium sensitivity - the site is a large agricultural field on the edge of Four Marks. Its open character contributes to the rural and tranquil setting of Four Marks. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is constrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.		
Visual amenity	R	High sensitivity - the site is elevated and slopes upwards making it prominent above the existing settlement.The site hosts expansive views to the south west and the expansive views contribute to the rural character of the area. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		
Built-up area	R	Outside and not connected to the existing built up area		
Settlement boundaries	R	Outside and not connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	A	Yes		
Assessment of Availability				
Site availability		0		
Legal or ownership issues	G	No		

Timeframe	0
Assessment of Viability	
Viability	0
Conclusions	
Site capacity (assessed)	-
Timeframe	0
Other key information	
Overall rating (Red/Amber/Green)	R Red: the site is not currently suitable, available and achievable
Summary	The site is a large greenfield site on the western edge of the settlement of Four Marks. The site is potentially on 'Best and Most Versatile' agricultural land. The site is located outside of the existing settlement boundary and is relatively far from the town centre and local services. The site is in a Groundwater SPZ 2 area. The site is prominent as it slopes upwards from Gradwell Lane. The site is part of a wider area of open countryside and contributes to the rural and tranquil setting of Four Marks. A public footpath runs along the western edge of the site from which there are long views of open countryside. Development of the site would have a detrimental effect on long views and on the character of the area and setting of Four Marks. Brislands and Gradwell Lane are both narrow lanes with no footpath so access would not be suitable for new development in this location. The site is not currently suitable for development.

Site FM-025

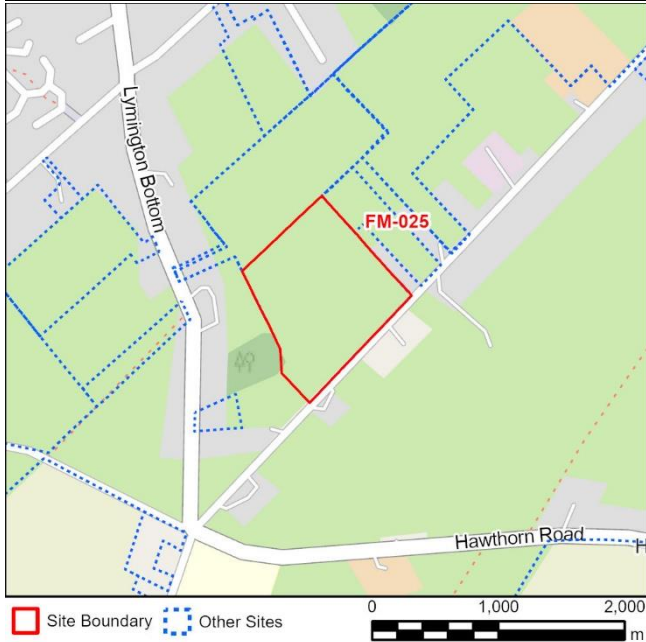
Site Details

Site Address Land at Alton Lane, Four Marks

Gross Site Area (ha) 4.98

SHLAA/HELAA -

Reference



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



Site photograph taken by AECOM.

Existing land use Greenfield

Land use being considered (if known) Residential

Development capacity (if known) 37

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential

Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations R Groundwater SPZ 2

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

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

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access G Yes - no existing access onto site, but agricultural access from Alton Lane - potential to turn into vehicular access

Pedestrian access R No - no formal pedestrian footpath along Alton Lane

Cycle access G Yes - cycle access along Alton Lane

Tree Preservation Orders	G	No - area TPO adjacent to western edge of site			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	A	400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - the site is a large open site that forms part of a larger open area. The site contributes to the tranquil and rural character of the area. The site also reflects the historic field patterns. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.			
Visual amenity	A	Medium sensitivity - the site is well shielded from the road by vegetation, however there are long views over adjacent fields. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	R	Outside and not connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	A	Yes			
Assessment of Availability					
Site availability		0			
Legal or ownership issues	G	No			

Timeframe	0-5 years	
Assessment of Viability		
Viability	0	
Conclusions		
Site capacity (assessed)	37 (2024 LAA)	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a large greenfield site located outside of the existing settlement boundary along Alton Lane. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of the Four Marks South large development site that was consulted on in 2019. The site is part of a wider area of open countryside and is not within a built up area. The site is isolated from existing development, and far from the town centre and local services. The site is within a Groundwater SPZ 2 area. There is no pedestrian access to the site along Alton Lane. There is an area TPO adjacent to the site on the western boundary. The site contributes to the rural and tranquil setting of Four Marks, and it offers long views over neighbouring countryside. The site is not suitable in isolation. However, the Four Marks South large development site has been assessed as potentially suitable for development, so this could be considered for allocation in the Neighbourhood Plan if agreed with EHDC and if the necessary mitigation and infrastructure was factored in as part of the allocation.	

Site FM-030

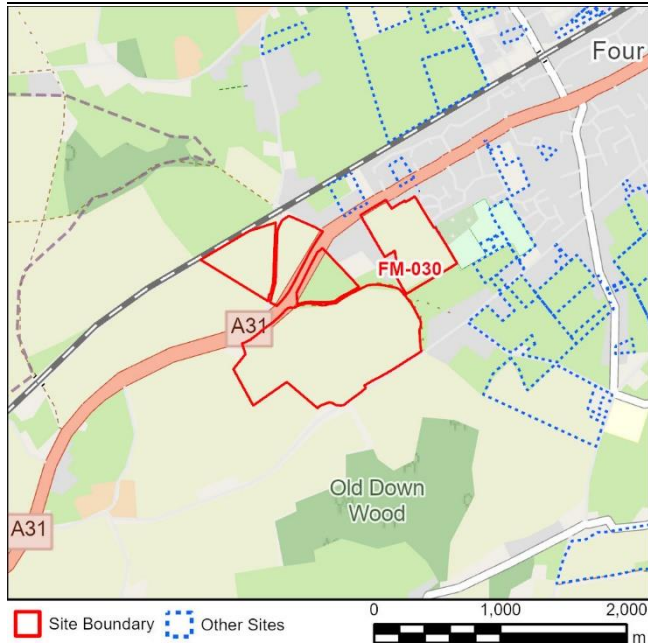
Site Details

Site Address Four Marks

Gross Site Area (ha) 46.72

SHLAA/HELAA -

Reference



Existing land use Agricultural

Land use being considered (if known) Residential

Development capacity (if known) 470

Site identification method / source LAA

Planning history EHDC-25-0055-OUT on FM-013

Neighbouring uses Residential/Agriculture

Assessment of Suitability

Statutory environmental designation	R	River Itchen SAC
Non-statutory environmental designations	R	Groundwater SPZ 2
Nutrient Neutrality	A	Yes
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk - areas of higher risk running through site
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping or uneven
Vehicular access	G	Yes - no existing access onto part of site within the Plan area, but potential to create access from Barn Lane; narrow paved lane however with limited capacity for intensification
Pedestrian access	G	Yes - public footpath along eastern edge of site

Cycle access	G	Yes - cycle access along Barn Lane			
Tree Preservation Orders	G	No			
Significant trees	G	No - large trees along site boundary			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes - public by-way along site boundaries			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	A	400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - the site is a large open agricultural field that forms part of a larger area of open countryside. Its open character contributes to the rural and tranquil character of Four Marks. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.			
Visual amenity	A	Medium sensitivity - site is shielded by vegetation from the east, but slants down towards the west providing views over the landscape. Any development would be prominent on approaches from the west on the A31. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	R	Outside and not connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	A	Yes			
Assessment of Availability					
Site availability		0			

Legal or ownership issues	G	No
Timeframe		0-10 years
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		470 (2024 LAA)
Timeframe		0-10 years
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a large greenfield site outside of the existing development boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is the South of Winchester Road large development site that was consulted on in 2019. The eastern portion of the site (FM-013) is allocated in the emerging Local Plan and is therefore not suitable for allocation in the Neighbourhood Plan. Most of the site lies outside of the Neighbourhood Plan Area and is therefore not suitable for allocation in the Neighbourhood Plan but could be discussed with the neighbouring parish and with EHDC. The site is within the River Itchen SAC and area of nutrient neutrality, and is within a Groundwater SPZ 2 area. There are some areas of higher risk surface water flooding across the site. The site slopes down towards the A31 and is prominent in approaches along the A31 from the west. Development on the site would be visually prominent. The site is located outside of the existing settlement boundary and therefore housing would currently not conform with policy under policy S2. The LAA has assessed this site as potentially developable, so this could also be considered for allocation in the Neighbourhood Plan if agreed with EHDC and if the necessary mitigation and infrastructure was factored in as part of the allocation.	

Site FM-031

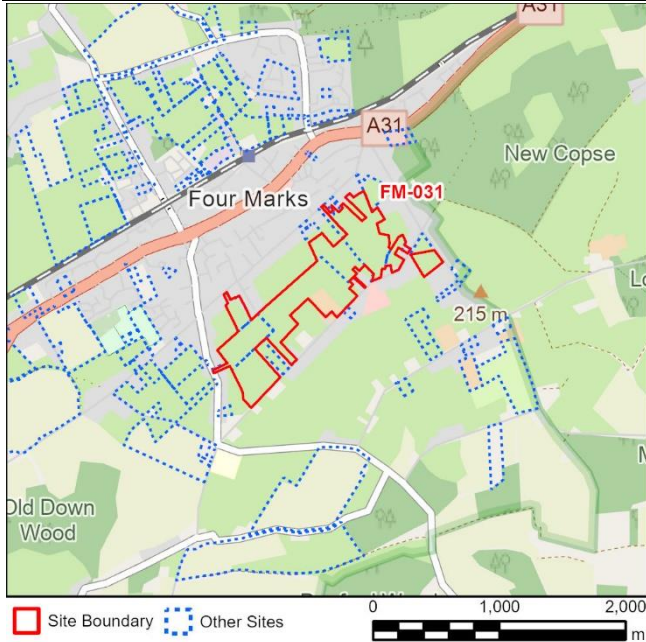
Site Details

Site Address Four Marks

Gross Site Area (ha) 39.91

SHLAA/HELAA -

Reference



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Existing land use Greenfield

Land use being considered (if known) Residential

Development capacity (if known) 390

Site identification method / source LAA

Planning history application 60062 on part of site (FM-040)

Neighbouring uses Residential

Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations R Groundwater SPZ 2

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk - areas of higher risk running through site

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

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access G Yes - various access from Alton Lane and Blackberry Lane

Pedestrian access G Yes - pedestrian access along Blackberry Lane

Cycle access G Yes - cycle access along Alton Lane and Blackberry Lane

Tree Preservation Orders A Yes - area TPO and individual TPOs on site

Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	A	Yes - public footpath running through site		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	G	<400m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	Medium sensitivity - the site is a large open site that backs onto existing residential development on the north. The site is large and open, and contributes to the rural and tranquil setting of Four Marks. Historic field pattern is visible across the site. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.		
Visual amenity	A	Medium sensitivity - the site is a large open site. It is visually enclosed along the north of the site by existing development. The site offers long views over open countryside across the rest of the site. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.		
Designated heritage asset harm	A	Some impact, and/or mitigation possible - adjacent Grade II listed building		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land		
Built-up area	A	Adjacent to and connected to the existing built up area		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	A	Yes		
Assessment of Availability				
Site availability		0		

Legal or ownership issues	G	No
Timeframe		0-10 years
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		390 (2024 LAA)
Timeframe		0-10 years
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a large site to the south of the existing settlement of Four Marks. The site is potentially on 'Best and Most Versatile' agricultural land. The site is the Four Marks South large development site that was consulted on in 2019. The site is adjacent to the existing settlement boundary. It is adjacent to some existing residential development. The site is in a Groundwater SPZ 2 area. There are area TPOs and individual TPOs on site. The site is very large and makes up an area of open countryside to the south of the existing settlement. Development across the entire site would impact the existing form and character of the settlement. The Four Marks South large development site has been assessed as potentially suitable for development, so this could be considered for allocation in the Neighbourhood Plan if agreed with EHDC and if the necessary mitigation and infrastructure was factored in as part of the allocation.	

Site FM-033

Site Details

Site Address	Semaphore Farm, Telegraph Lane, Four Marks, GU34 5AW
Gross Site Area (ha)	0.69
SHLAA/HELAA	-
Reference	



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Existing land use	Greenfield
Land use being considered (if known)	Residential
Development capacity (if known)	6
Site identification method / source	LAA
Planning history	60425/001 (2024) - Application for two detached houses - awaiting decision
Neighbouring uses	Residential/Agriculture

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Groundwater SPZ 3
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - no existing access directly onto site, but vehicular access along Telegraph Lane and agricultural access onto site through gate

Pedestrian access	R	No - no formal pedestrian footpath along Telegraph Lane			
Cycle access	G	Yes - cycle access along Telegraph Lane			
Tree Preservation Orders	A	Yes - individual TPO			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - the site is adjacent to the edge of the SDNP area which is a sensitive landscape area. The landscape capacity study highlights the need to make sure the Four Marks settlement area does not encroach into the SDNP. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.			
Visual amenity	A	Medium sensitivity - the site is relatively well shielded by vegetation, but it does provide long distance views over open countryside to the north and east. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.			
Designated heritage asset harm	A	Some impact, and/or mitigation possible - adjacent Grade II Listed building			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			

Assessment of Availability		
Site availability		0
Legal or ownership issues	G	No
Timeframe		0
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		6 (2024 LAA)
Timeframe		0
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable.
Summary	The site is a partly previously developed site on the eastern edge of the Neighbourhood Area. The site is potentially on 'Best and Most Versatile' agricultural land. The site is located outside of the existing settlement boundary, but adjacent to some existing residential development. The site adjoins the SDNP to the east. The site is in a Groundwater SPZ 3 area. There is an individual TPO on site. The site is adjacent to some Grade II listed buildings. There is no formal pedestrian footpath along Telegraph Lane. An application for two dwellings on the site is currently pending decision. The landscape capacity study identified that development in Four Marks should avoid encroaching on the SDNP. Under current policy, the site falls under development in the countryside (CP19), where a policy of general restraint is applied outside of the settlement boundary. If the settlement boundary was extended to include this area, the site could be developed under policy S2. The site is therefore potentially suitable if the settlement boundary were extended, but more sustainable locations should be considered first. If the pending application is granted, the site does not need to be allocated in the Neighbourhood Plan but the figures can count towards the Neighbourhood Plan housing requirement.	

Site FM-035

Site Details

Site Address Dovecot, Hawthorn Lane, Four Marks

Gross Site Area (ha) 2.55

SHLAA/HELAA -

Reference



No site photograph available.

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

Existing land use Car yard

Land use being considered (if known) G & T

Development capacity (if known) 5

Site identification method / source LAA

Planning history 33456/004 (2021) - application for 24 pitch settled gypsy accommodation site - refused [countryside location near SDNP, issue of scale, distance from services]

Neighbouring uses Agricultural/open space

Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations R Groundwater SPZ 2

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

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

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access G Yes - narrow access along paved Hawthorn Lane and gravel driveway onto site

Pedestrian access	R	No - no formal pedestrian footpath along Hawthorn Lane			
Cycle access	G	Yes - cycle access along Hawthorn Lane			
Tree Preservation Orders	G	No			
Significant trees	G	No - dense vegetation along site borders			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination		Unknown			
Utilities infrastructure	A	Overhead lines at southern edge of site			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - the site is in a wider area of open countryside. Any development on this site might start to affect the open character of the area, and the rural setting of Four Marks. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.			
Visual amenity	A	Medium sensitivity - the site is well shielded by vegetation along the site boundaries. The site is however prominent in an unbuilt area, and would affect expansive views of countryside. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies					
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land			
Built-up area	R	Outside and not connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					

Site availability		0
Legal or ownership issues	G	No
Timeframe		0
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		57.375
Timeframe		0
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a previously developed car yard. The site is potentially on 'Best and Most Versatile' agricultural land. It is located outside of the settlement boundary. The site is in a Groundwater SPZ 2 area. There is no pedestrian access along Hawthorn Lane, and therefore any development on the site would be car dependent. There are some overhead lines crossing the southern part of the site. The site is located within an area of open countryside and any development would affect the character of the area. The ground is potentially contaminated due to previous land use. An application for a gypsy accommodation site was made in 2021 and refused on the grounds that the site was located in a rural area near the SDNP, and would impact the open countryside character as well as the setting of the SDNP. The site is potentially suitable for G & T development according to Local Plan policy CP15 for G&T accommodation or as a rural exception site under emerging policy. The site is potentially suitable for 5 units of G&T, in line with the LAA conclusions.	

Site FM-036

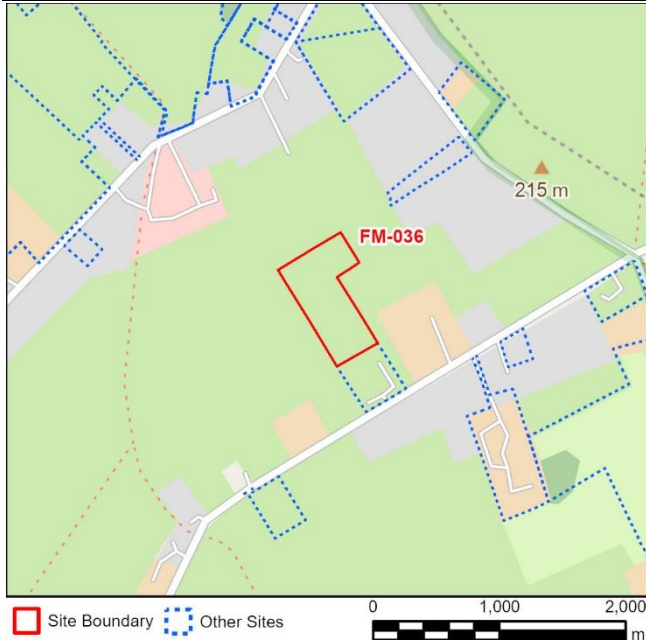
Site Details

Site Address Land rear of Briars Lodge, Four Marks

Gross Site Area (ha) 0

SHLAA/HELAA -

Reference



No site photograph available.

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

Existing land use Residential / greenfield

Land use being considered (if known) G & T

Development capacity (if known) 6

Site identification method / source LAA

Planning history n/a

Neighbouring uses Agricultural

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Groundwater SPZ 2
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - vehicular access along Willis Lane and Briar Lodge driveway
Pedestrian access	R	No - no formal pedestrian footpath along Willis Lane
Cycle access	G	Yes - cycle lane along Willis Lane
Tree Preservation Orders	G	No

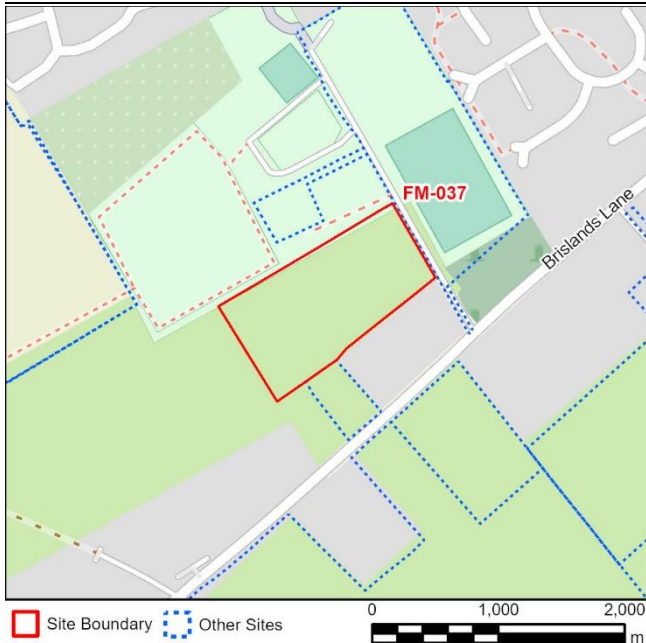
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R >800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	G	Low sensitivity - the site has no valued landscape features and is in part previously developed. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.		
Visual amenity	A	Medium sensitivity - the site is part of a wide open expanse of countryside and any development would be disruptive to this character. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No			
Other relevant planning policies				
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land		
Built-up area	R	Outside and not connected to the existing built up area		
Settlement boundaries	R	Outside and not connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability	0			
Legal or ownership issues	G	No		
Timeframe	0			
Assessment of Viability				
Viability	0			

Conclusions		
Site capacity (assessed)	-	
Timeframe	0	
Other key information		
Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable.
Summary	The site is a backland site that is in part previously developed. The site is potentially on 'Best and Most Versatile' agricultural land. The site is located to the south east of the existing settlement of Four Marks and is outside of the existing settlement boundary. The site is relatively far from services. The site is in a Groundwater SPZ 2 area. There is no pedestrian footpath serving Willis Lane, meaning any development in this location would be car dependent. The site is in close proximity to some small-scale residential development, and some industrial uses. Backland development is not typical in this area and may be out of character with the development pattern in this area. The site is not currently suitable for development.	

Site FM-037

Site Details

Site Address	Copper Beeches, Brislands Lane, Four Marks, GU34 5AE
Gross Site Area (ha)	1.35
SHLAA/HELAA	-
Reference	



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Site photograph taken by AECOM.

Existing land use	Greenfield
Land use being considered (if known)	Residential
Development capacity (if known)	11
Site identification method / source	LAA
Planning history	n/a
Neighbouring uses	Residential/open space

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Groundwater SPZ 2
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - vehicular access along Uplands Lane including parking related to the sports facilities, potential to create driveway directly onto site through existing agricultural gate access
Pedestrian access	G	Yes - no formal footpath along Uplands Lane, but used by pedestrians; public footpath running along north of site

Cycle access	G	Yes - cycle access along Uplands Lane			
Tree Preservation Orders	G	No			
Significant trees	A	Yes - some large trees within and on border of site			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	G	Low sensitivity - no sensitive landscape features. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.			
Visual amenity	G	Low sensitivity - the site is well shielded by vegetation along the site boundary. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	R	Outside and not connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability	0				
Legal or ownership issues	G	No			
Timeframe	0				
Assessment of Viability					

Viability	0
Conclusions	
Site capacity (assessed)	-
Timeframe	0
Other key information	
Overall rating (Red/Amber/Green)	R Red: the site is not currently suitable, available and achievable
Summary	The site is a greenfield site located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is adjacent to some locally designated green space and community sports facilities. The site is within a Groundwater SPZ 2 area. The site has good accessibility. There is some small scale residential development adjacent to the site. The site contains some significant trees on the site as well as on the site boundary. There is no formal footpath linking the site to public transport and other facilities, and there is no potential to create a footpath. As such the site is in an unsustainable location for development as identified in CP31 Transport. The site is not currently suitable, available and achievable

Site FM-039

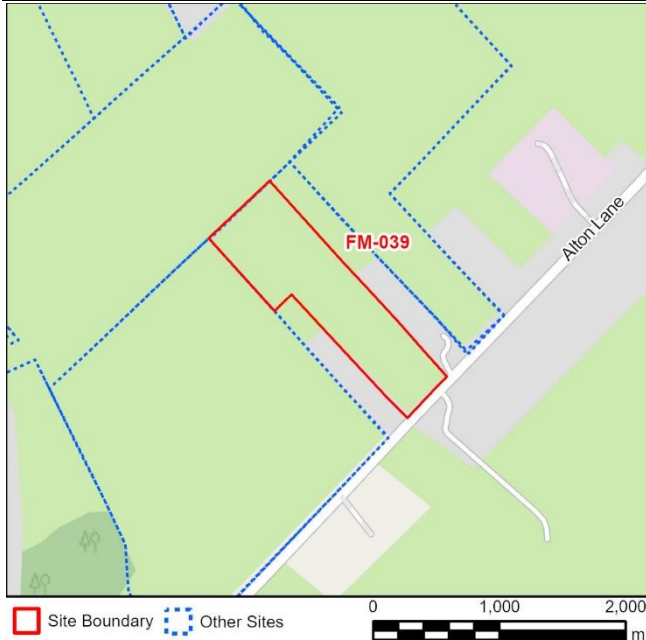
Site Details

Site Address Land at Oak View, Alton Lane, Four Marks

Gross Site Area (ha) 1.2

SHLAA/HELAA -

Reference



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

Existing land use Greenfield

Land use being considered (if known) Residential

Development capacity (if known) 5

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential

Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations R Groundwater SPZ 2

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

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

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access G Yes - existing access along Alton Lane, and potential to create direct site access via existing agricultural gate access

Pedestrian access R No - no formal pedestrian footpath along Alton Lane

Cycle access G Yes - access along Alton Lane

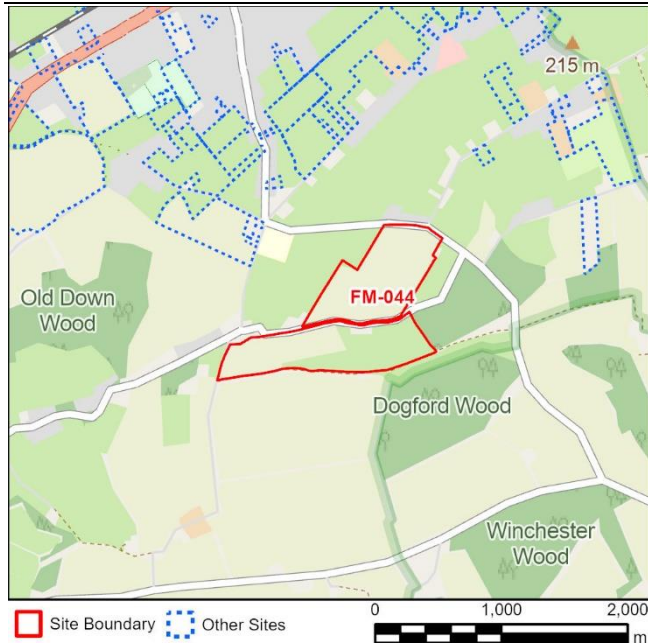
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	G	Low sensitivity - the site has no valued landscape features. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.			
Visual amenity	G	Low sensitivity - the site is visually enclosed by vegetation along the site boundary. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability		0			
Legal or ownership issues	G	No			
Timeframe		0			
Assessment of Viability					
Viability		0			

Conclusions		
Site capacity (assessed)	5 (2024 LAA)	
Timeframe	0	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a greenfield site located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is adjacent to some small scale residential development. The site is in a Groundwater SPZ 2. There is no pedestrian footpath along Alton Lane, meaning any development would be car-dependent and unsustainable according to policy CP31. The site is part of a wider area of open countryside that contributes to the rural setting of Four Marks. Under current policy, the site falls under development in the countryside (CP19), where a policy of general restraint is applied outside of the settlement boundary. If the settlement boundary was extended to include this area, the site could potentially be developed under policy S2. The whole site is currently not suitable, available or achievable due to unsustainable location, but the front part of the site is potentially suitable for 1-2 homes.	

Site FM-044

Site Details

Site Address	Land to the north and south of Kitwood Lane
Gross Site Area (ha)	40.3
SHLAA/HELAA	-
Reference	



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Existing land use	Agricultural
Land use being considered (if known)	Residential
Development capacity (if known)	121
Site identification method / source	LAA
Planning history	n/a
Neighbouring uses	Agricultural

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Groundwater SPZ 2
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	R	Steeply sloping
Vehicular access	G	Yes - Hawthorn Road and Kitwood Lane provide access to the site on several fronts. Some small scale agricultural access exists onto the site.
Pedestrian access	R	No - no formal pedestrian footpath along Hawthorn Road

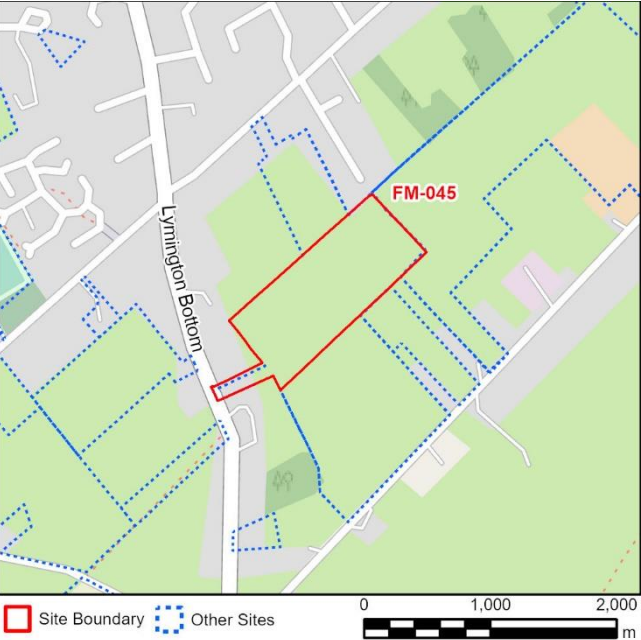
Cycle access	G	Yes - cycle access along Hawthorn Road and Kitwood Lane			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes - public footpath along northwestern boundary and public byway along southern boundary			
Ground contamination	G	No			
Utilities infrastructure	A	Yes - overhead lines and pylons across southern portion of site			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - the site has hedgerows indicative of historic field patterns. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.			
Visual amenity	R	High sensitivity - the site is located at the crest of a hill in front of the intersection of Hawthorn Road and Willis Lane. The site appears prominent on the hill. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	R	Outside and not connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	A	Yes			
Assessment of Availability					
Site availability	0				
Legal or ownership issues	G	No			

Timeframe	0
Assessment of Viability	
Viability	0
Conclusions	
Site capacity (assessed)	-
Timeframe	0
Other key information	
Overall rating (Red/Amber/Green)	R Red: the site is not currently suitable, available and achievable
Summary	The site is a large greenfield site located outside of the existing settlement boundary. The site is a large open agricultural site. The site is potentially on 'Best and Most Versatile' agricultural land. The site is in a Groundwater SPZ 2 area. The site slopes steeply upwards from the intersection of Hawthorn Road and Willis Lane and is prominent on a hill. There is no pedestrian access along Hawthorn Road. There is a public footpath along the site boundary where views of open countryside would be negatively impacted by any development in this area. There are overhead lines and electricity pylons over the southern portion of the site forming a constraint to development. The site is isolated from existing development, and is part of a wider area of open countryside. Any development would negatively impact the rural character of the site and the wider setting of Four Marks. The site is not currently suitable for development.

Site FM-045

Site Details

Site Address	87 Lymington Bottom
Gross Site Area (ha)	4.7
SHLAA/HELAA	-
Reference	



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Existing land use	Greenfield
Land use being considered (if known)	Residential
Development capacity (if known)	66
Site identification method / source	LAA
Planning history	EHDC-25-0313-OUT (2025) - application for residential development of up to 65 dwellings with associated public open space, landscaping and sustainable drainage systems (SuDS) - pending consideration 52254 (2024) - application for up to 79 dwellings - refu
Neighbouring uses	Residential/agricultural

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Groundwater SPZ 2
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	A	Medium risk - area of higher surface water flooding thorough centre of site
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat

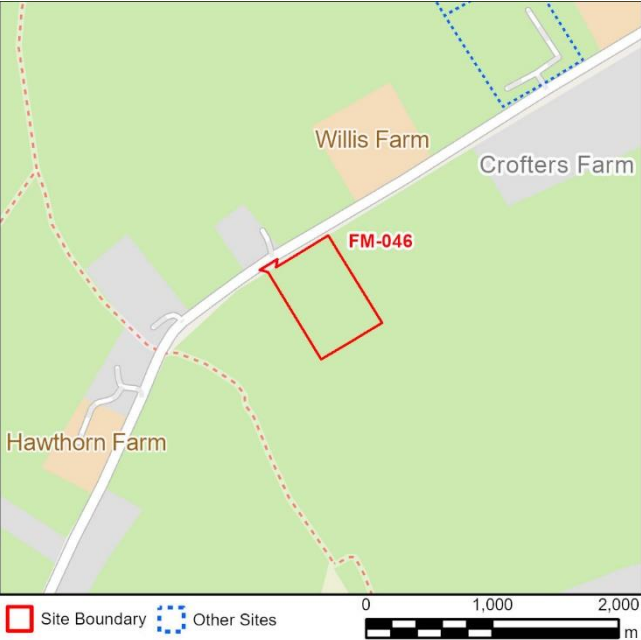
Vehicular access	G	Yes - access off of Lymington Bottom onto driveway serving existing adjacent development			
Pedestrian access	G	Yes - paved pedestrian footpath along Lymington Bottom			
Cycle access	G	Yes - access along Lymington Bottom			
Tree Preservation Orders	G	No - area TPO adjacent to access on west of site			
Significant trees	G	No - large trees along site boundary			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	A	400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	G	Low sensitivity - the site has no valued landscape features on site. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.			
Visual amenity	G	Low sensitivity - the site is enclosed by vegetation around the site boundary. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability	0				

Legal or ownership issues	G	No
Timeframe		0
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		66 (2024 LAA)
Timeframe		0
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a greenfield site adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. A planning application for 65 dwellings is pending. A previous application for up to 79 dwellings was refused on the site due to issues with access and relationship of development to the existing settlement. The site is in a Groundwater SPZ 2 area. The site has good accessibility. The site has medium risk of surface water flooding. If the pending application is granted, the site does not need to be allocated in the Neighbourhood Plan but the figures can count towards the Neighbourhood Plan housing requirement.	

Site FM-046

Site Details

Site Address	Land opposite Hillside & Hillside Lodge, south of Willis Lane, Four Marks
Gross Site Area (ha)	0.5
SHLAA/HELAA	-
Reference	



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Existing land use	Greenfield
Land use being considered (if known)	G & T
Development capacity (if known)	2
Site identification method / source	LAA
Planning history	59576 (2024) - application for change of use of land to a 3 pitch travellers caravan site [rural character of area, location near similar development would result in a dominant impact on the settled community contrary to the Planning Policy for Traveller
Neighbouring uses	Open space

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Groundwater SPZ 2
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - access via Willis Lane, existing agricultural access gate
Pedestrian access	R	No - no formal pedestrian footpath along Willis Lane

Cycle access	G	Yes - cycle access along Willis Lane			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - the site is an open site that is part of a wider open area of countryside. Development on this site might start to affect the character of the surrounding open countryside. The open character contributes to the rural and tranquil character of Four Marks. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is cosntrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.			
Visual amenity	A	Medium sensitivity - the site is located in an open area of countryside. It offers some long distance views over the landscape which would be affected by development. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	R	Outside and not connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability		0			

Legal or ownership issues	G	No
Timeframe		0
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		-
Timeframe		0
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a greenfield site located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is relatively isolated from services and from existing development. There is no pedestrian access along Willis Lane and any development would be car-dependent. The site is part of a wider area of open countryside. Development in this area would be isolated and would impact the open character of the wider area. A previous application for 3 pitch traveller caravan sites was refused on the site due to the rural character of the area, and the fact that nearby similar development would result in a dominant impact on the settled community contrary to the Planning Policy for Traveller Sites. The site is potentially suitable to be developed as a site for Gypsies, Travellers and Travelling Showpeople (CP15), although more sustainable locations should be considered first.	

Site FM-047

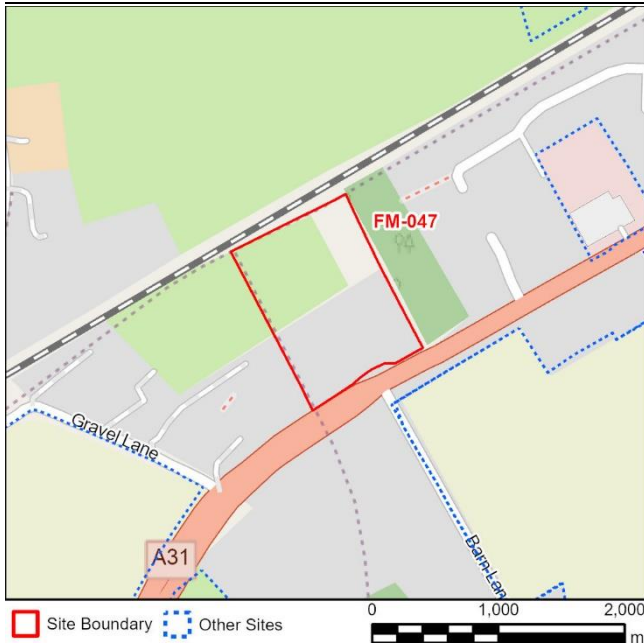
Site Details

Site Address 172 Winchester Road

Gross Site Area (ha) 1.5

SHLAA/HELAA -

Reference



No site photograph available.

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Existing land use Mobile homes/residential

Land use being considered (if known) Residential

Development capacity (if known) 18

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/open space

Assessment of Suitability

Statutory environmental designation R River Itchen SAC

Non-statutory environmental designations R Groundwater SPZ 2

Nutrient Neutrality A Yes

Flood Zone G Low Risk

Surface water flooding G Low Risk

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

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access G Yes - access off of A31 with driveway to existing property, and parking towards the north of the site

Pedestrian access R No - no pedestrian access off of A31

Cycle access R No - access from A31 is dangerous for cyclists

Tree Preservation Orders	G	No		
Significant trees	G	No - large trees along site boundary		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	G	Low sensitivity - no valued landscape features and the site is in part previously developed. Landscape capacity study local area 2b.7 - identified as medium landscape sensitivity; it is identified that the capacity is constrained by its rural and tranquil character, the distinctive historic field pattern and its role in the setting of the settlement of Four Marks. Some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement or building conversions. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.		
Visual amenity	G	Low sensitivity - the site is visually enclosed by vegetation along the site boundaries. Landscape capacity study local area 2b.7 - identified as medium visual sensitivity; there are views to and across the area from PROW, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land		
Built-up area	R	Outside and not connected to the existing built up area		
Settlement boundaries	R	Outside and not connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability		0		
Legal or ownership issues	G	No		
Timeframe		0		
Assessment of Viability				
Viability		0		

Conclusions		
Site capacity (assessed)	-	
Timeframe	0	
Other key information		
Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable
Summary	The site is a partly greenfield site located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is within the River Itchen SAC area and in a nutrient neutrality area. The site is adjacent to a SINC. There is no pedestrian or cycle access due to the site's location off of the A31, making the location unsustainable and contrary to Policy CP15. The site is far from services and not accessible by public transport. The site is in an unsustainable location and therefore not suitable for development.	

Site MED-003

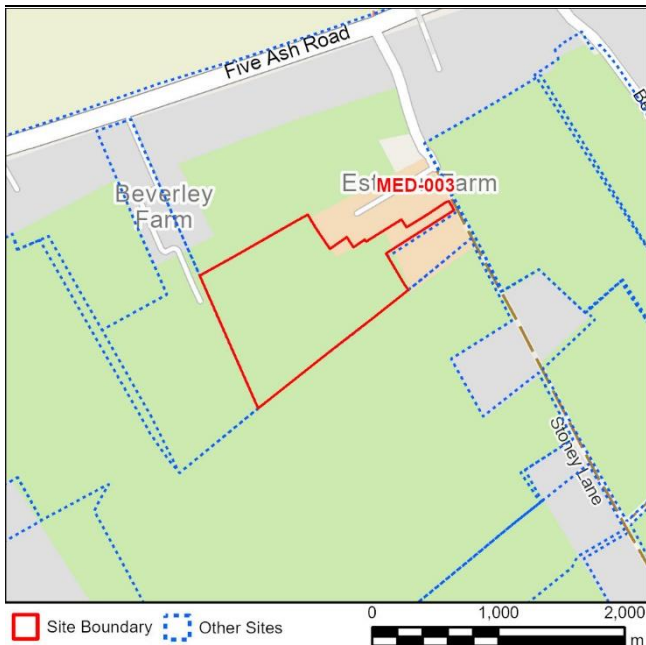
Site Details

Site Address Paddock View, Stoney Lane, Medstead

Gross Site Area (ha) 1.53

SHLAA/HELAA -

Reference



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Existing land use Greenfield

Land use being considered (if known) Residential

Development capacity (if known) 6

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/agricultural/mobile homes

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk - area of higher risk running through north of site
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - private regulated access along Stoney Lane
Pedestrian access	G	Yes - pedestrian access via Stoney Lane
Cycle access	G	Yes - cycle access via Stoney Lane
Tree Preservation Orders	G	No

Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	G	Low sensitivity - the site does not contain any valued landscape features. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.		
Visual amenity	A	Medium sensitivity - the site is visually enclosed by existing development to the north and east, but is part of an area of expansive countryside to the south that would be impacted by development. Landscape capacity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land		
Built-up area	A	Adjacent to and connected to the existing built up area		
Settlement boundaries	R	Outside and not connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability		0		
Legal or ownership issues	G	No		
Timeframe		0-5 years		

Assessment of Viability		
Viability	0	
Conclusions		
Site capacity (assessed)	6 (2024 LAA)	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: The site is potentially suitable, available and achievable
Summary	The site is a greenfield site located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of a wider area of open countryside. The site contributes to the rural setting of Medstead. The site is accessible via a narrow bridleway along Stoney Lane and may not be suitable for intensification. The site is isolated and lacks access via a formal footpath. It is unsuitable for development in isolation, but it could potentially come forward together as part of the South Medstead large development site with supporting infrastructure and mitigation.	

Site MED-004

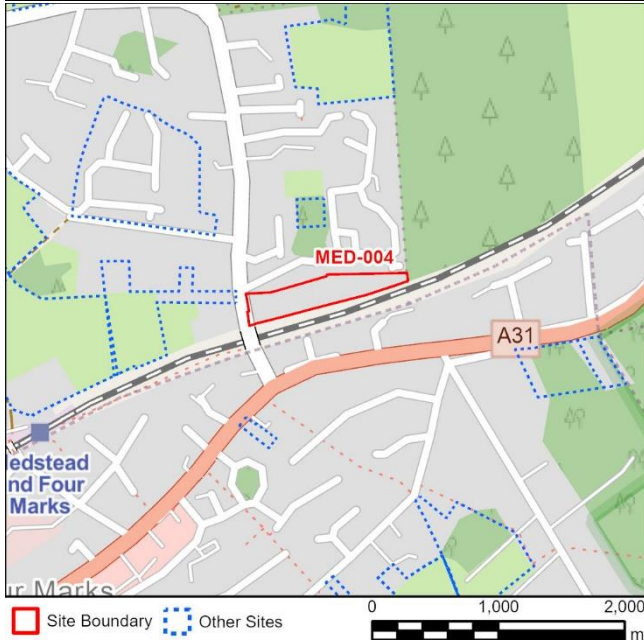
Site Details

Site Address Land rear of Woodview Place and Timbers, Boyneswood Road, Medstead

Gross Site Area (ha) 1.07

SHLAA/HELAA -

Reference



No site photograph available.

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Existing land use Greenfield

Land use being considered (if known) Residential

Development capacity (if known) 18

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/Railway

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk - area of higher risk running through east of site
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	R	No - existing access onto existing development on west of site, but no potential to create access to the eastern portion of the site
Pedestrian access	G	Yes - pedestrian access along Boyneswood Road and Holland Drive

Cycle access	R	No		
Tree Preservation Orders	A	Yes - individual TPOs on west of site		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No - Writers Way along Boynes Way to the west		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	A	400-800m		
Landscape sensitivity	G	Low sensitivity - the site has no valued landscape features and is in part previously developed. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.		
Visual amenity	G	Low sensitivity - the site is visually enclosed by existing development. Landscape capcity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land		
Built-up area	A	Adjacent to and connected to the existing built up area		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability		0		
Legal or ownership issues	G	No		
Timeframe		0-5 years		

Assessment of Viability		
Viability	0	
Conclusions		
Site capacity (assessed)	18 (2024 LAA)	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: The site is potentially suitable, available and achievable
Summary	The site is a greenfield backland site located behind existing residential development. The site is potentially on 'Best and Most Versatile' agricultural land. The site has existing access onto the existing residential development on the west of the site, but has limited opportunity for access onto the rest of the site. The site is directly adjacent to the railway cutting. The site includes some TPOs. It is adjacent to the existing settlement boundary. The site is potentially suitable if safe and suitable access can be provided.	

Site MED-005

Site Details

Site Address	Land at Penilee, Boyneswood Lane, Medstead
Gross Site Area (ha)	3.29
SHLAA/HELAA	-
Reference	



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Existing land use	Greenfield
Land use being considered (if known)	Residential
Development capacity (if known)	40
Site identification method / source	LAA
Planning history	55318/001 (2024) - outline application for up to 62 dwellings) - awaiting decision
Neighbouring uses	Residential/Agricultural

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk - area of higher risk running through south of site
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - private regulated access along Stoney Lane, and access from east via Beechlands Road with agricultural access gate

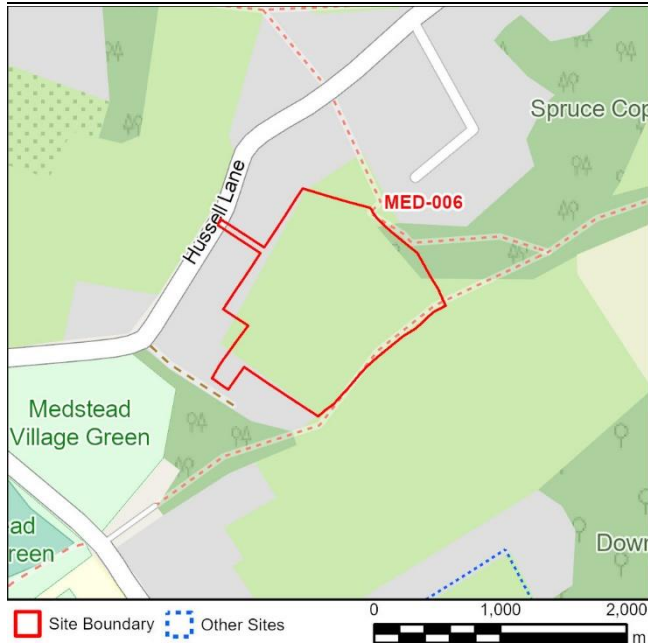
Pedestrian access	G	Yes - pedestrian access along Stoney Lane as well as along Beechlands Road			
Cycle access	G	Yes - cycle access along Stoney Lane and Beechlands Road			
Tree Preservation Orders	G	No			
Significant trees	G	No - large trees along site boundary			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes - public bridleway along western edge			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	G	<400m			
Landscape sensitivity	G	Low sensitivity - the site has no valued landscape features. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.			
Visual amenity	A	Medium sensitivity - the site is a vast area of open countryside, but is relatively visually enclosed by existing development and vegetation. Landscape capcity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land			
Built-up area	R	Outside and not connected to the existing built up area			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	A	Yes			
Assessment of Availability					

Site availability	0
Legal or ownership issues	G No
Timeframe	0-5 years
Assessment of Viability	
Viability	0
Conclusions	
Site capacity (assessed)	40 (2024 LAA)
Timeframe	0-5 years
Other key information	
Overall rating (Red/Amber/Green)	A Amber: the site is potentially suitable, available and achievable
Summary	The site is a large greenfield site located adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. There is a public bridleway along the site boundary. The site has good accessibility to services and facilities. The site is open in character and has a rural character so development would need to be designed to minimise impact on the character. A planning application is pending for up to 62 dwellings. The site is potentially suitable for development if the identified constraints are mitigated. However, if the pending application is granted, the site does not need to be allocated in the Neighbourhood Plan but the figures can count towards the Neighbourhood Plan housing requirement.

Site MED-006

Site Details

Site Address	Land rear of Roscommon, Medstead
Gross Site Area (ha)	2.08
SHLAA/HELAA	-
Reference	



Existing land use	Greenfield
Land use being considered (if known)	Residential
Development capacity (if known)	7
Site identification method / source	LAA
Planning history	n/a
Neighbouring uses	Residential/Agricultural/Recreation

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	A	Partly Groundwater SPZ 3
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - access along Hussell Lane, and potential to create direct access onto the site
Pedestrian access	G	Yes - pedestrian footpath along Hussell Lane
Cycle access	G	Yes - cycle access along Hussell Lane

Tree Preservation Orders	G	No - area TPO directly to the east			
Significant trees	G	No - large trees along site boundary			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes - public footpath along site boundary			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	G	<400m			
Landscape sensitivity	G	Low sensitivity - the site has no valued landscape features. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.			
Visual amenity	G	Low sensitivity - the site is visually enclosed by existing development and vegetation and does not impact any long distance views. Landscape capacity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability	0				
Legal or ownership issues	G	No			
Timeframe	0-5 years				

Assessment of Viability		
Viability	0	
Conclusions		
Site capacity (assessed)	7 (2024 LAA)	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a greenfield site located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is partly in a Groundwater SPZ 3 area. There is a public footpath along the site boundary. Nearby development at The Oaks also forms backland development. Under current policy, the site falls under development in the countryside (CP19), where a policy of general restraint is applied outside of the settlement boundary. Emerging Neighbourhood Plans can incorporate a SPB review. If the settlement boundary was extended to include this area, the site would be potentially suitable to be developed under policy S2.	

Site MED-007

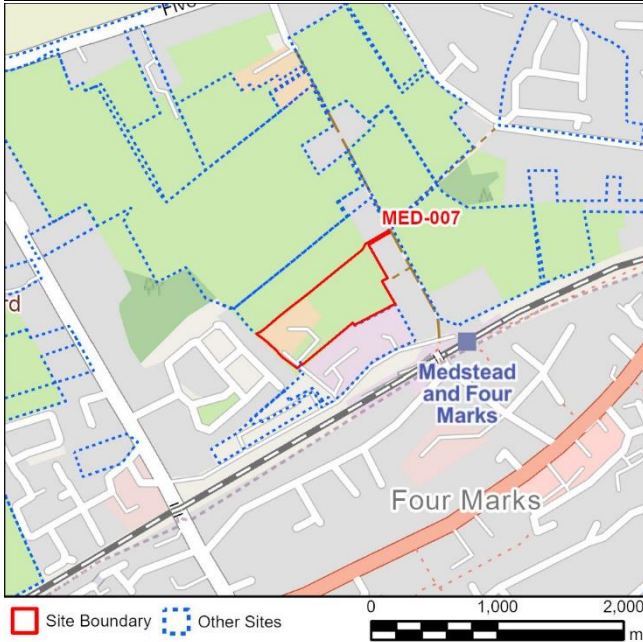
Site Details

Site Address Woodlea Farm, Station Approach, Medstead

Gross Site Area (ha) 1.97

SHLAA/HELAA -

Reference



No site photograph available.

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Existing land use Industrial/greenfield

Land use being considered (if known) Residential

Development capacity (if known) 24

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/warehousing

Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations G No

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

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

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access G Yes - existing vehicular access from Station Approach

Pedestrian access G Yes - pedestrian footpaht along Station Approach

Cycle access G Yes - cycle access along Station Approach

Tree Preservation Orders A Yes - area TPOs overlap western edge of site

Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	A	400-800m		
Landscape sensitivity	G	Low sensitivity - the site does not have any valued landscape features and is in part previously developed. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.		
Visual amenity	G	Low sensitivity - the site is visually enclosed along all site boundaries by existing development and vegetation. Landscape capcity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land		
Built-up area	A	Adjacent to and connected to the existing built up area		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability		0		
Legal or ownership issues	G	No		
Timeframe		0-5 years		
Assessment of Viability				

Viability	0
Conclusions	
Site capacity (assessed)	-
Timeframe	0-5 years
Other key information	
Overall rating (Red/Amber/Green)	R Red: The site is not currently suitable, available and achievable
Summary	The site is a partly previously developed site located near the Medstead and Four Marks railway station. The site is potentially on 'Best and Most Versatile' agricultural land. The site is adjacent to the Mansfield Business Park. The site is accessible by a narrow access via Stoney Lane. The current access may not be fit for intensification. There is an area TPO on the site. The site is adjacent to the existing settlement boundary. The site is part of a wider area of open countryside to the north. Development in this area may impact the area of countryside to the north. There is no formal pedestrian access to the site, and no potential for creating a footpath. The site is therefore considered to be in an unsustainable location and not suitable for development. Site MED-016 to the north could potentially come forward for development. There is a remaining strip of land between the two sites, but if MED-016 were to be developed and access could be created from the north, the site could become potentially suitable.

Site MED-008

Site Details

Site Address Land adjacent to Ashley House, Red Hill, Medstead

Gross Site Area (ha) 0.58

SHLAA/HELAA -

Reference



No site photograph available.

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Existing land use Greenfield

Land use being considered (if known) Residential

Development capacity (if known) 5

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/Forest

Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations G No

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

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

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access G Yes - no existing access directly onto site, but vehicular access along Red Hill, and access can be created

Pedestrian access R No - no formal pedestrian footpath along Red Hill

Cycle access	G	Yes - no direct cycle access, but access could be created along a driveway onto the site			
Tree Preservation Orders	G	No			
Significant trees	G	No - large trees along site boundary			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	G	<400m			
Landscape sensitivity	G	Low sensitivity - the site has no valued landscape features and is adjacent to an area of residential development. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.			
Visual amenity	G	Low sensitivity - the site is visually enclosed along the site boundary by vegetation and existing development. Landscape capcity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Designated as part of the Local Green Gap			
Other relevant planning policies		NP Policy 2			
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			
Coalesce neighbouring sites	A	Yes - local gap (Medstead Village and South Medstead)			
Size and character	G	No			
Assessment of Availability					
Site availability		0			

Legal or ownership issues	G	No
Timeframe		0-5 years
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		-
Timeframe		0-5 years
Other key information		
Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable
Summary	The site is a greenfield site located adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. There is no pedestrian access along Red Hill, so any development would be car-dependent. The site falls within the designated Local Green Gap area under Policy NP2 in the previous Neighbourhood Plan. If the local green gap policy remains, the site would be unsuitable for development.	

Site MED-009

Site Details

Site Address Land at Five Ash Crossroads, Four Marks

Gross Site Area (ha) 2.01

SHLAA/HELAA -

Reference



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Existing land use Greenfield / agricultural storage

Land use being considered (if known) Residential

Development capacity (if known) 15

Site identification method / source LAA

Planning history
39009/008 (2022) - application for up to 1525sqm of Class E uses - refused [due to location outside of settlement boundary and lack of demonstrable need for employment]
39009/005 (2015) - application for residential development comprising 10 dwellings - r

Neighbouring uses Residential/agricultural

Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations G No

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

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

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access G Yes - existing driveway access onto site

Pedestrian access	G	Yes - pedestrian footpath along Lymington Bottom Road			
Cycle access	G	Yes - cycle access along Lymington Bottom and existing driveway			
Tree Preservation Orders	A	Yes -small area TPO at northern edge of site			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	Unknown				
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	A	400-800m			
Landscape sensitivity	G	Low sensitivity -the site has no valued landscape features, is in part previously developed and is adjacent to an area of residential development. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.			
Visual amenity	A	Medium sensitivity - the site is on a prominent corner at the intersection of Five Ash Road and Lymington Bottom Road. Landscape capacity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					

Site availability	0
Legal or ownership issues	G No
Timeframe	0-5 years
Assessment of Viability	
Viability	0
Conclusions	
Site capacity (assessed)	15 (2024 LAA)
Timeframe	0-5 years
Other key information	
Overall rating (Red/Amber/Green)	A Amber: the site is potentially suitable, available and achievable
Summary	The site is a partly previously developed site located adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site includes a small area TPO. The site is adjacent to existing residential development. An application for up to 10 dwellings was refused in 2015 on the grounds that the site was in an unsustainable location outside of the settlement boundary and development could not be justified as the 5YHLS had already been met. In 2022, an application was submitted for the development of Class E use space. This was refused on the grounds that the type and scale of development would be out of keeping with the nearby linear residential development. The site is potentially suitable for small scale residential development to be brought within a new settlement boundary and to contribute towards the new housing requirement.

Site MED-010

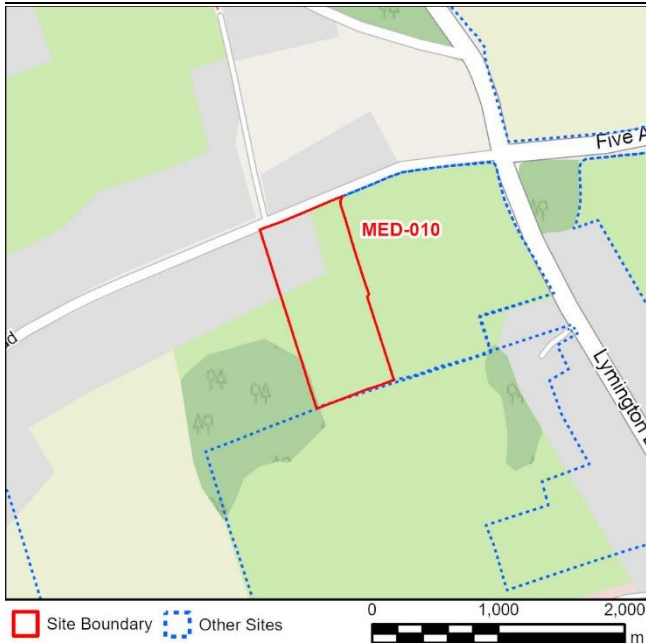
Site Details

Site Address The Meadows, Soldridge Road, Medstead

Gross Site Area (ha) 1.08

SHLAA/HELAA -

Reference



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Site photograph taken by AECOM.

Existing land use Greenfield

Land use being considered (if known) Residential

Development capacity (if known) 9

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/open space

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - existing driveway access to existing development on front of site
Pedestrian access	R	No - no pedestrian path along Soldridge Road

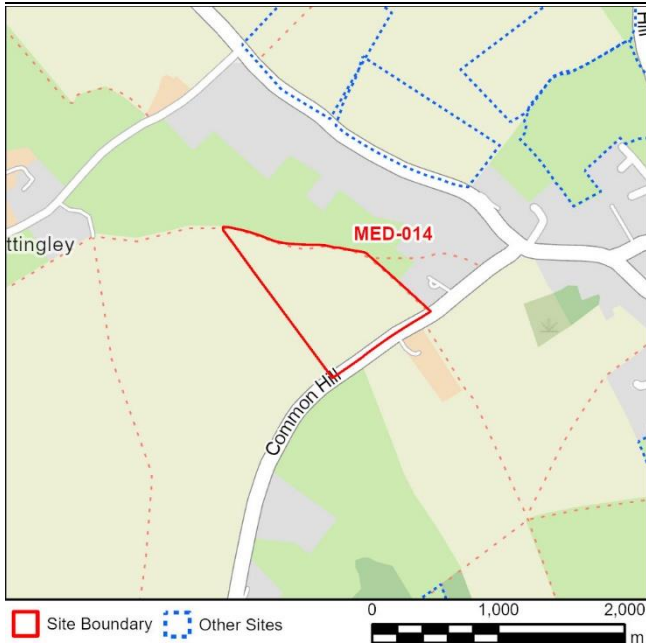
Cycle access	G	Yes - cycle access along Soldridge Road and existing driveway onto site			
Tree Preservation Orders	A	Yes -small area TPO at northern edge of site			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	G	Low sensitivity - the site has no valued landscape features and is in part previously developed. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.			
Visual amenity	G	Low sensitivity - the site is visually enclosed by vegetation and existing development and any development would not affect long views. Landscape capacity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies					
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability		0			

Legal or ownership issues	G	No
Timeframe		0-5 years
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		9 (2024 LAA)
Timeframe		0-5 years
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a greenfield backland site behind existing residential development. The site is outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. There is no pedestrian access along Soldridge Road, therefore any development would be car-dependent. The site is relatively far from existing services. Backland residential development is not typically found in this area of Medstead and would therefore be out of keeping with the local pattern of development. The site backs onto an area of open countryside. There is a small area TPO on the edge of the site. In isolation, the site is not considered to be in a sustainable location, and backland development would be out of character in this area. If the site was brought forward together with MED-009, the site could be potentially suitable with access created from Lymington Bottom Road and appropriate mitigation.	

Site MED-014

Site Details

Site Address	Land at Common Hill, Medstead
Gross Site Area (ha)	3.93
SHLAA/HELAA	-
Reference	



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Site photograph taken by AECOM.

Existing land use	Greenfield
Land use being considered (if known)	Residential
Development capacity (if known)	24
Site identification method / source	LAA
Planning history	n/a
Neighbouring uses	Residential/Agricultural

Assessment of Suitability

Statutory environmental designation	R	River Itchen SAC
Non-statutory environmental designations	A	Partly Groundwater SPZ 3
Nutrient Neutrality	A	Yes
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping or uneven
Vehicular access	G	Yes - existing agricultural access with potential to develop into full vehicular access; Common Hill is a narrow paved road
Pedestrian access	R	No - no pedestrian footpath along Common Hill
Cycle access	G	Yes - cycle access along Common Hill

Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	A	Yes - public footpath along site boundary		
Ground contamination	G	No		
Utilities infrastructure	A	Yes - overhead lines crossing parts of the site		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	A	Medium sensitivity - the site is a prominent agricultural site that contributes to the tranquil and rural character of Medstead. The site is also reflective of the historic field patterns. Landscape capacity study local area 2b.4 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character and its role as part of the rural setting of Medstead. The local area has a good sense of history and offers long reaching and panoramic views across undulating countryside from high ground within the area, including to hills within the SDNP in the south. It is possible that a very small amount of development could be accommodated within existing clusters of settlement or building conversions.		
Visual amenity	R	High sensitivity - the site slopes down to the west and provides long views over surrounding countryside. Any development would be prominent on the slope and would affect long views. Landscape capacity study local area 2b.4 - identified as medium visual sensitivity; it is identified that there are views to and across the area from PROW, rural lanes and the nearby National Cycle Route crossing the area. The local area has a good sense of history and offers long reaching and panoramic views across undulating countryside from high ground within the area, including to hills within the SDNP in the south.		
Designated heritage asset harm	A	Some impact, and/or mitigation possible - nearby scheduled monuments		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		
Built-up area	R	Outside and not connected to the existing built up area		
Settlement boundaries	R	Outside and not connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	A	Yes		
Assessment of Availability				

Site availability	0
Legal or ownership issues	G No
Timeframe	0-5 years
Assessment of Viability	
Viability	0
Conclusions	
Site capacity (assessed)	-
Timeframe	0-5 years
Other key information	
Overall rating (Red/Amber/Green)	R Red: the site is not currently suitable, available and achievable
Summary	The site is a large open greenfield site on the western edge of Medstead. The site is outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site slopes downwards away from Medstead providing long distance views over open countryside and contributes to the rural setting of Medstead. There is a public footpath along the northern edge of the site which provides long views over open countryside. The site is within the River Itchen SAC, partly in a Groundwater SPZ 3 area, and in an area of nutrient neutrality. There is no pedestrian access along Common Hill. The site is in an unsustainable location for development.

Site MED-015

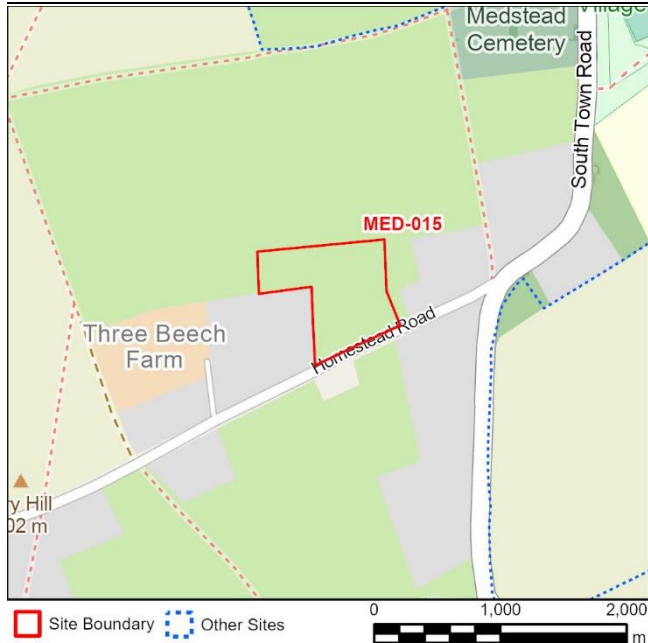
Site Details

Site Address Land at Homestead Road, Medstead

Gross Site Area (ha) 0.71

SHLAA/HELAA -

Reference



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Site photograph taken by AECOM.

Existing land use Greenfield

Land use being considered (if known) Residential

Development capacity (if known) 6

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/Agricultural

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	A	Medium Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	R	No - sign at entrance of Homestead Road signals public bridleway with no vehicle access
Pedestrian access	G	Yes - pedestrian access along Homestead Road
Cycle access	G	Yes - cycle access along Homestead Road

Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No - public bridleway along southern boundary			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	A	400-800m			
Landscape sensitivity	G	Low sensitivity - the site has no valued landscape features and is adjacent to existing residential development. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.			
Visual amenity	G	Low sensitivity - the site is visually enclosed by vegetation and existing residential development. Landscape capcity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability		0			
Legal or ownership issues	G	No			
Timeframe		0-5 years			
Assessment of Viability					

Viability	0
Conclusions	
Site capacity (assessed)	6 (2024 LAA)
Timeframe	0-5 years
Other key information	
Overall rating (Red/Amber/Green)	A Amber: The site is potentially suitable, available and achievable
Summary	The site is a greenfield site located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is accessed along a public bridleway that states no vehicular access. The site has medium risk of surface water flooding. The site is part of a wider area of open countryside. The site is adjacent to small scale residential and agricultural development on either side. Under current policy, the site falls under development in the countryside (CP19), where a policy of general restraint is applied outside of the settlement boundary. Development in open countryside is potentially suitable if genuine need can be proven. The site is potentially suitable if genuine need can be proven, and if relevant infrastructure and mitigation can be implemented.

Site MED-016

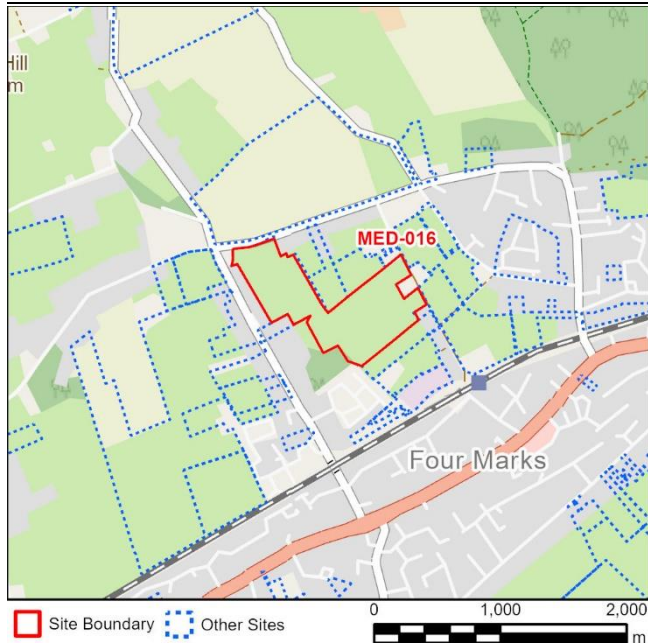
Site Details

Site Address Land south of Five Ash Road, Medstead

Gross Site Area (ha) 11.74

SHLAA/HELAA -

Reference



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Site photograph taken by AECOM.

Existing land use Greenfield

Land use being considered (if known) Residential

Development capacity (if known) 176

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential

Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations G No

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

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

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access G Yes - no existing direct access but potential to create access from Five Ash Road or from Stoney Lane

Pedestrian access G Yes - pedestrian access from Stoney Lane

Cycle access G Yes - cycle access from Stoney Lane

Tree Preservation Orders	A	Yes - area TPOs on site perimeter			
Significant trees	A	Yes - wooded area on southwestern portion of site			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes - public bridleway on eastern edge			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	G	<400m			
Landscape sensitivity	A	Medium sensitivity - the site is a large open field that contributes to the tranquil and rural character of the area. There is an area of dense vegetation on site. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.			
Visual amenity	A	Medium sensitivity - the site is a large open site that provides some long views. The site is visually enclosed in some areas by existing development and vegetation, but is relatively open across most of the site. Landscape capcity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	A	Yes			
Assessment of Availability					
Site availability	0				
Legal or ownership issues	G	No			

Timeframe	0-5 years	
Assessment of Viability		
Viability	0	
Conclusions		
Site capacity (assessed)	176 (2024 LAA)	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: The site is potentially suitable, available and achievable
Summary	The site is a large greenfield site north of Four Marks. The site is potentially on 'Best and Most Versatile' agricultural land. There are some area TPOs on the site boundary on the southwestern part of the site. A public bridleway runs along the eastern portion of the site. It is a large open site that contributes to the rural setting of Medstead. Development of the whole site would change the character of the area. However, the site is part of a large development site proposal that would provide new infrastructure including schools and footpaths to connect to local services. The site is potentially suitable for development if all supporting infrastructure is provided and if the design is sensitive to the rural setting.	

Site MED-017

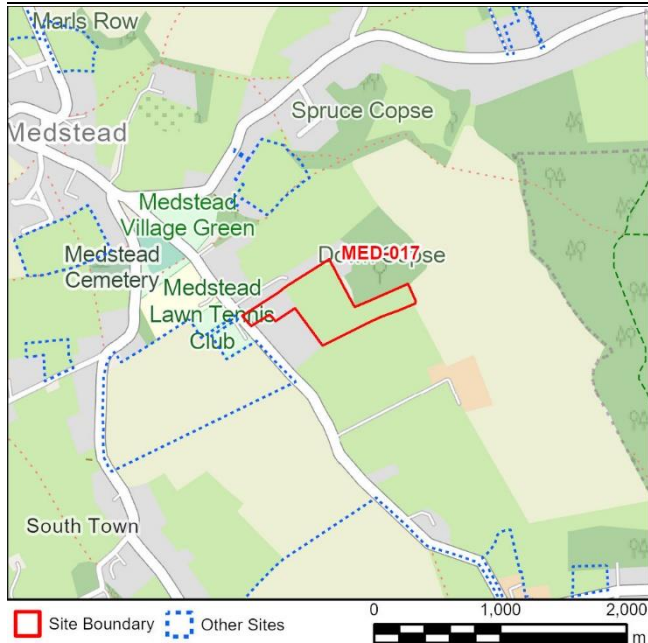
Site Details

Site Address Little Pastures, Roedowns Road, Medstead

Gross Site Area (ha) 3.52

SHLAA/HELAA -

Reference



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Site photograph taken by AECOM.

Existing land use Greenfield/ agricultural storage

Land use being considered (if known) Residential

Development capacity (if known) 40

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/Agricultural

Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations A Partly Groundwater SPZ 3

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

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

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access G Yes - existing gravel driveway access from Roe Downs Road through gate

Pedestrian access R No - no formal pedestrian footpath along Roe Downs Road

Cycle access G Yes - cycle access along Roe Downs Road and onto driveway

Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	<400m		
Landscape sensitivity	G	Low sensitivity - the site has no valued landscape features and is in part previously developed and adjacent to existing development. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.		
Visual amenity	G	Low sensitivity - the site is visually enclosed by existing development and vegetation. It does not affect any long views. Landscape capcity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land		
Built-up area	R	Outside and not connected to the existing built up area		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability		0		
Legal or ownership issues	G	No		

Timeframe	6-10 years
Assessment of Viability	
Viability	0
Conclusions	
Site capacity (assessed)	-
Timeframe	6-10 years
Other key information	
Overall rating (Red/Amber/Green)	R Red: The site is not currently suitable, available and achievable
Summary	The site is a greenfield backland site. The site is adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is in part in a Groundwater SPZ 3 area. There is no pedestrian access onto the site along Roe Downs Road. There is some existing backland residential development adjacent to the site. The site backs onto an area of ancient woodland. There is no pedestrian footpath accessing the site, making it an unsustainable location for development. The site is therefore not currently suitable, available and achievable.

Site MED-018

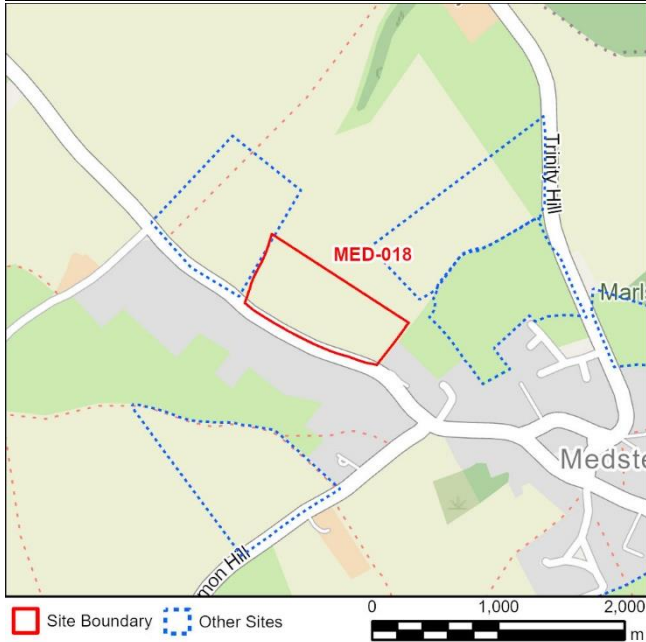
Site Details

Site Address Land north of Wield Road, Medstead

Gross Site Area (ha) 2.87

SHLAA/HELAA -

Reference



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Existing land use Greenfield / agricultural storage

Land use being considered (if known) Residential

Development capacity (if known) 22

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/Agricultural

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	A	Partly Groundwater SPZ 3
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - existing agricultural access from Wield Road with potential to develop into full vehicular access
Pedestrian access	R	No - no pedestrian footpath along Wield Road
Cycle access	G	Yes - cycle access along Wield Road

Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	A	Yes - overhead lines along site boundary		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	A	Medium sensitivity - the site is a relatively large agricultural site on the edge of existing development. The site contributes to the rural and tranquil setting of Medstead. landscape capacity study local area 2b.4 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character and its role as part of the rural setting of Medstead. The local area has a good sense of history and offers long reaching and panoramic views across undulating countryside from high ground within the area, including to hills within the SDNP in the south. It is possible that a very small amount of development could be accommodated within existing clusters of settlement or building conversions.		
Visual amenity	A	Medium sensitivity - the site is visually enclosed by vegetation in some areas, but the site is very open and offers long views to the north over open countryside. Any development would impact views of open countryside. Landscape capacity study local area 2b.4 - identified as medium visual sensitivity; it is identified that there are views to and across the area from PROW, rural lanes and the nearby National Cycle Route crossing the area. The local area has a good sense of history and offers long reaching and panoramic views across undulating countryside from high ground within the area, including to hills within the SDNP in the south.		
Designated heritage asset harm	A	Some impact, and/or mitigation possible - nearby scheduled monuments		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land		
Built-up area	A	Adjacent to and connected to the existing built up area		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	A	Yes		
Assessment of Availability				

Site availability		0
Legal or ownership issues	G	No
Timeframe		0-10 years
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		22 (2024 LAA)
Timeframe		0-10 years
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: The site is potentially suitable, available and achievable
Summary	The site is a large greenfield site located to the north of the existing settlement of Medstead. The site is adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site lies partly in a Groundwater SPZ 3 area. There is no pedestrian access along Wield Road, but a footpath could be created. Overhead lines run along the site boundary, forming a constraint to development. The site has some vegetation along the boundaries providing some shielding, but it also has some long-distance views towards surrounding open countryside. The site is part of a wider area of open countryside and development on the site would start to affect the rural setting of Medstead. The site would form a natural extension to the existing settlement of Medstead to the north. The site is potentially suitable, subject to a sensitive small-scale design and appropriate access to the site.	

Site MED-019

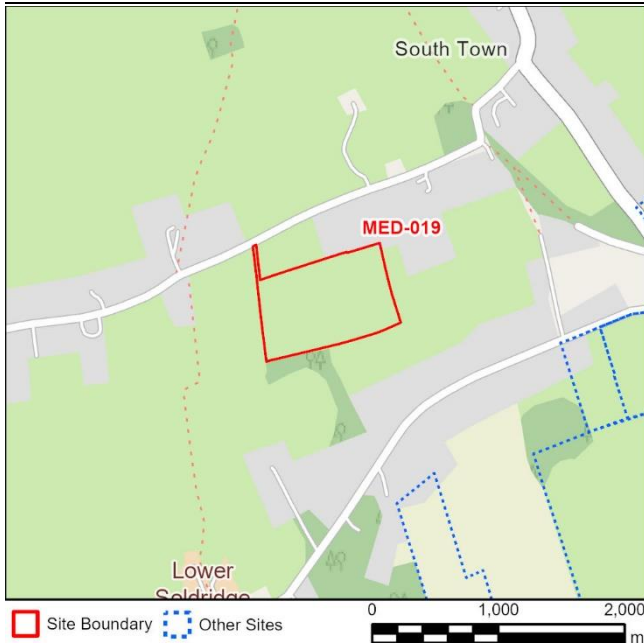
Site Details

Site Address Land at Paice Lane, Medstead

Gross Site Area (ha) 3.11

SHLAA/HELAA -

Reference



No site photograph available.

Existing land use Greenfield

Land use being considered (if known) Residential

Development capacity (if known) 12

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/Agricultural

Assessment of Suitability

Statutory environmental designation R River Itchen SAC

Non-statutory environmental designations G No

Nutrient Neutrality A Yes

Flood Zone G Low Risk

Surface water flooding G Low Risk

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

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access G Yes - existing agricultural access from Paice Lane with potential to develop into full vehicular access

Pedestrian access R No - no pedestrian footpath along Paice Lane

Cycle access G Yes - access along Paice Lane

Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	A	Yes - overhead lines			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - the site is a relatively large agricultural field that forms part of open countryside. The site contributes to the rural and tranquil character of the area that contributes to the setting of Medstead. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.			
Visual amenity	A	Medium sensitivity - the site is visually enclosed by vegetation and some development, but the site is large and does provide some cross views which would be impacted by any development. Landscape capcity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	R	Outside and not connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability		0			

Legal or ownership issues	G	No
Timeframe		0-5 years
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		-
Timeframe		0-5 years
Other key information		
Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable
Summary	The site is a relatively large backland greenfield site located outside and not connected to the settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is located south off of Paice Lane with no pedestrian access. The site is within the River Itchen SAC area, and is in a nutrient neutrality area. The site is in an unsustainable location due to lack of pedestrian access and not suitable for development.	

Site MED-021

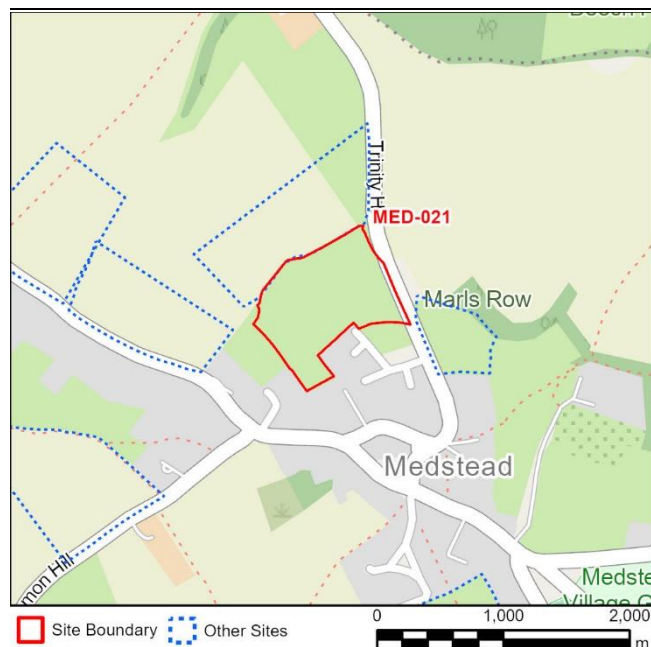
Site Details

Site Address Land north of Cedar Stables, Medstead

Gross Site Area (ha) 3.52

SHLAA/HELAA -

Reference



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Site photograph taken by AECOM.

Existing land use Greenfield

Land use being considered (if known) Residential

Development capacity (if known) 40

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/Agricultural

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	A	Partly Groundwater SPZ 3
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - existing agricultural access from northeast, and also potential to create vehicular access from existing development to south
Pedestrian access	R	No - no pedestrian footpath along Trinity Hill
Cycle access	G	Yes - access along Trinity Hill

Tree Preservation Orders	G	No			
Significant trees	A	Yes - some large trres on northern part of site			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	A	Yes - overhead lines			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	A	400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	G	<400m			
Landscape sensitivity	A	Medium sensitivity - the site is located on the edge of existing development. It is a relatively large agricultural field that contributes to the rural and tranquil character of the area and setting of Medstead. Landscape capacity study local area 2b.4 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character and its role as part of the rural setting of Medstead. The local area has a good sense of history and offers long reaching and panoramic views across undulating countryside from high ground within the area, including to hills within the SDNP in the south. It is possible that a very small amount of development could be accommodated within existing clusters of settlement or building conversions.			
Visual amenity	A	Medium sensitivity - the site is relatively open and provides some outward long views over countryside. Any development might affect views and the open character of the site. Landscape capacity study local area 2b.4 - identified as medium visual sensitivity; it is identified that there are views to and across the area from PROW, rural lanes and the nearby National Cycle Route crossing the area. The local area has a good sense of history and offers long reaching and panoramic views across undulating countryside from high ground within the area, including to hills within the SDNP in the south.			
Designated heritage asset harm	A	Some impact, and/or mitigation possible - nearby scheduled monuments			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	A	Yes			

Assessment of Availability		
Site availability		0
Legal or ownership issues	G	No
Timeframe		0-5 years
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		-
Timeframe		0-5 years
Other key information		
Overall rating (Red/Amber/Green)	R	Red: The site is not currently suitable, available and achievable
Summary	The site is a relatively large greenfield site located to the north of existing residential development. The site is potentially on 'Best and Most Versatile' agricultural land. The site is accessed from Trinity Hill, but there is no pedestrian access. The site is partly in a Groundwater SPZ 3 area. There are some large trees on the northern part of the site, as well as some overhead lines which form a constraint to development. The site is part of a wider area of open countryside. It is relatively well shielded by vegetation, and does not offer long distance views over surrounding countryside. The site is considered to be in an unsustainable location due to the lack of footpath, and is therefore not suitable for development.	

Site MED-023

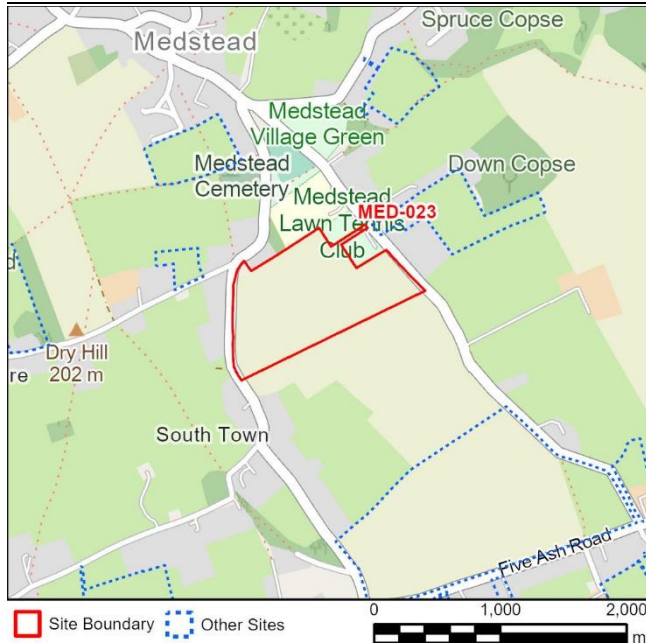
Site Details

Site Address Land west of Roe Downs Farm, Medstead

Gross Site Area (ha) 9.65

SHLAA/HELAA -

Reference



Existing land use Greenfield

Land use being considered (if known) Residential

Development capacity (if known) 87

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/Agricultural

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	A	Partly Groundwater SPZ 3
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - existing agricultural access to northeast of site
Pedestrian access	R	No - no pedestrian footpath along either road adjacent to site
Cycle access	G	Yes - access along S Town Road and Roe Downs Road
Tree Preservation Orders	G	No

Significant trees	G	No	
Veteran or ancient trees	G	No	
Public Rights of Way	G	No	
Ground contamination	G	No	
Utilities infrastructure	A	Yes - overhead lines	
Loss of social, amenity or community value	G	No	
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m) R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m) G <400m
Distance to primary school (m)	G	<400m	Distance to secondary school (m) R >3900m
Distance to Cycle route (m)	G	<400m	
Landscape sensitivity	A	Medium sensitivity - the site is a large agricultural field in the middle of existing development. It contributes to the rural and tranquil character of Medstead. Any development on the site would alter the rural setting of the area. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.	
Visual amenity	R	High sensitivity - the site is only relatively visually enclosed by vegetation and existing development. The is very open in character and provides long views over open countryside to the south in particular. The site is in a relatively prominent location. Landscape capcity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.	
Designated heritage asset harm	A	Some impact, and/or mitigation possible - nearby listed buildings	
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation	
Green Belt	G	No	
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Wild Flower Walk crosses site Designated as part of Local Green Gap Green Infrastructure Network along site boundary	
Other relevant planning policies		NP Policy 8 NP Policy 2 NP Policy 9	
Greenfield / mix / PDL	R	Greenfield	
Built-up area	A	Adjacent to and connected to the existing built up area	
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary	
Coalesce neighbouring sites	A	Yes - local gap (Medstead Village and South Medstead)	
Size and character	A	Yes	
Assessment of Availability			

Site availability		0
Legal or ownership issues	G	No
Timeframe		0-5 years
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		-
Timeframe		0-5 years
Other key information		
Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable
Summary	The site is a large greenfield site located between Medstead and Medstead South. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of a wide area of open countryside and offers long distance views over surrounding open countryside. The site falls within the designated Local Green Gap area under Policy NP2 in the previous Neighbourhood Plan. If the local green gap policy remains, the site would be unsuitable for development. The locally designated Wild Flower Walk and Green Infrastructure network run along the site boundary. The site is not suitable for development.	

Site MED-024

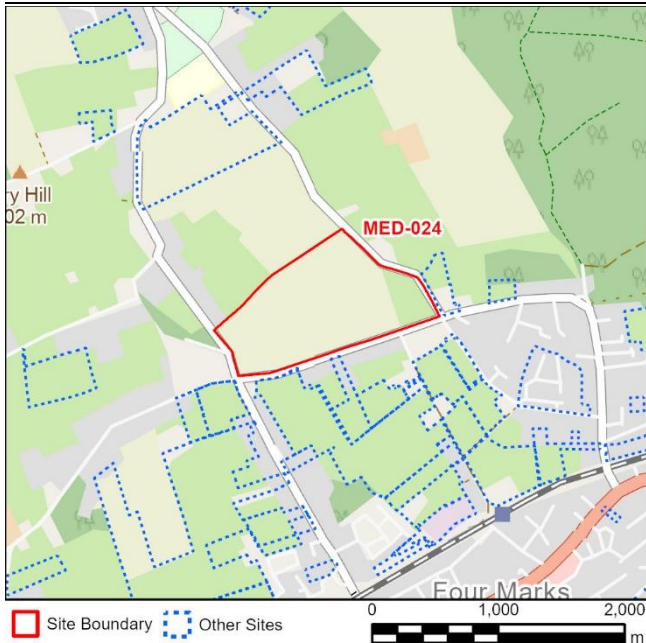
Site Details

Site Address Land west of Roe Downs Road, Medstead

Gross Site Area (ha) 19.19

SHLAA/HELAA -

Reference



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Site photograph taken by AECOM.

Existing land use Greenfield

Land use being considered (if known) Residential

Development capacity (if known) 96

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/Agricultural

Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations G No

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

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

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography A Gently sloping or uneven

Vehicular access G Yes - existing agricultural access through gate on east of site

Pedestrian access R No - no pedestrian footpath along any of the neighbouring roads

Cycle access G Yes - access along Roe Downs Road

Tree Preservation Orders G No

Significant trees	G	No	
Veteran or ancient trees	G	No	
Public Rights of Way	A	Yes - public footpath through site	
Ground contamination	G	No	
Utilities infrastructure	A	Yes - overhead lines	
Loss of social, amenity or community value	G	No	
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m) R >800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m) R >800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m) R >3900m
Distance to Cycle route (m)	G	<400m	
Landscape sensitivity	A	Medium sensitivity - the site is a large agricultural field in the middle of existing development. It contributes to the rural and tranquil character of Medstead. Any development on the site would alter the rural setting of the area. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.	
Visual amenity	R	High sensitivity - the site is only relatively visually enclosed by vegetation and existing development. The is very open in character and provides long views over open countryside to the north in particular. The site is in a relatively prominent location. Landscape capcity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.	
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation	
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation	
Green Belt	G	No	
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Wild Flower Walk along edge of site Designated as part of Local Green Gap Green Infrastructure Network crossing site	
Other relevant planning policies		NP Policy 8 NP Policy 2 NP Policy 9	
Greenfield / mix / PDL	R	Greenfield	
Built-up area	R	Outside and not connected to the existing built up area	
Settlement boundaries	R	Outside and not connected to the existing settlement boundary	
Coalesce neighbouring sites	A	Yes - local gap (Medstead Village and South Medstead)	
Size and character	A	Yes	
Assessment of Availability			

Site availability	0
Legal or ownership issues	G No
Timeframe	0-5 years
Assessment of Viability	
Viability	0
Conclusions	
Site capacity (assessed)	-
Timeframe	0-5 years
Other key information	
Overall rating (Red/Amber/Green)	R Red: the site is not currently suitable, available and achievable
Summary	The site is a large greenfield site located between Medstead and Medstead South. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of a wide area of open countryside and offers long distance views over surrounding open countryside. The site falls within the designated Local Green Gap area under Policy NP2 in the previous Neighbourhood Plan. If the local green gap remains, the site would be unsuitable for development. The locally designated Wild Flower Walk and Green Infrastructure network run along the site boundary. The site is not suitable for development.

Site MED-026

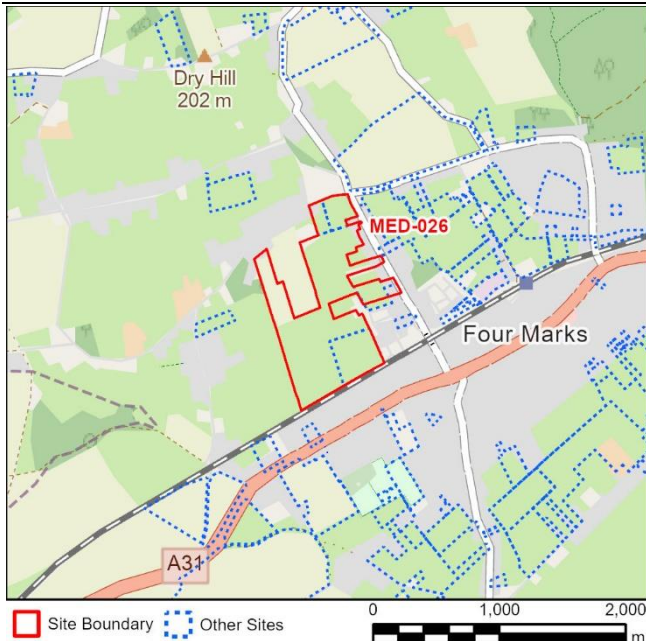
Site Details

Site Address Lymington Bottom Road

Gross Site Area (ha) 33.68

SHLAA/HELAA -

Reference



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Existing land use Greenfield

Land use being considered (if known) Residential

Development capacity (if known) 505

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/Agricultural

Assessment of Suitability

Statutory environmental designation **R** River Itchen SAC

Non-statutory environmental designations **G** No

Nutrient Neutrality **A** Yes

Flood Zone **G** Low Risk

Surface water flooding **G** Low Risk

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

Potential to support priority species **R** Yes - small area of deciduous woodland

Air Quality Management Area (AQMA) **G** No

Topography **G** Flat or relatively flat

Vehicular access **G** Yes - existing access along Kingsley Drive

Pedestrian access **G** Yes - pedestrian footpath along Lymington Bottom Road

Cycle access **G** Yes - access along Lymington Bottom Road and Kingsley Drive

Tree Preservation Orders **A** Yes - small area TPO at northern edge of site

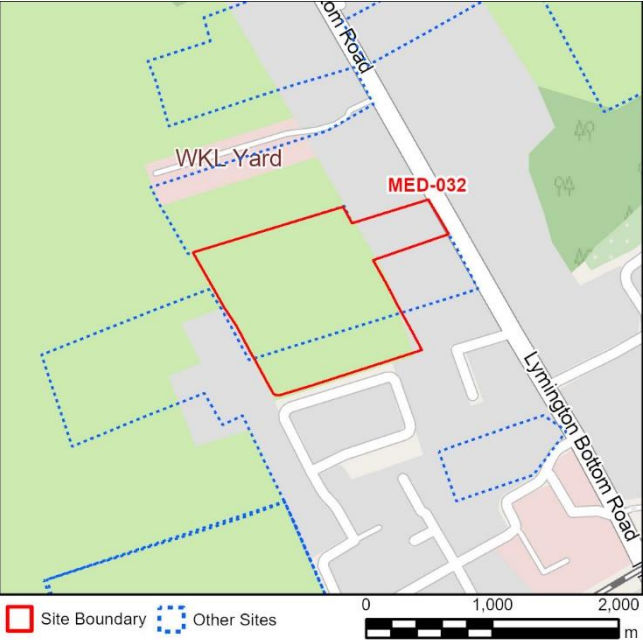
Significant trees	A	Yes - large trees across site			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	A	400-800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	A	400-800m			
Landscape sensitivity	A	Medium sensitivity - the site forms part of the open countryside surrounding Medstead. The agricultural nature of the site contributes to the rural and tranquil setting of the area. The site is large and includes some historic hedgerow patterns as well. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.			
Visual amenity	A	Medium sensitivity - the site is relatively visually enclosed by vegetation and existing development. It is large, and offers long views over surrounding open countryside. Landscape capacity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	A	Yes			
Assessment of Availability					
Site availability	0				
Legal or ownership issues	G	No			

Timeframe	0-5 years	
Assessment of Viability		
Viability	0	
Conclusions		
Site capacity (assessed)	505 (2024 LAA)	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a large greenfield site to the west of Medstead. The site is adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is within the River Itchen SAC, and an area of nutrient neutrality. There is an area of priority deciduous woodland on site as well as a small area TPO on the northern edge of the site. There are some significant trees across the site. The site is large and part of a wider area of open countryside and development of the site would change the character and openness of this area. The site is potentially suitable for development if the identified constraints were mitigated, a safe and suitable access was provided as well as other supporting infrastructure.	

Site MED-032

Site Details

Site Address	61 Lymington Bottom Road, Four Marks
Gross Site Area (ha)	1.9
SHLAA/HELAA	-
Reference	



No site photograph available.

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Existing land use	Greenfield
Land use being considered (if known)	Residential
Development capacity (if known)	38
Site identification method / source	LAA
Planning history	27000/005 (2024) - application for 53 dwellings - awaiting decision
Neighbouring uses	Residential

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - vehicular access to the existing development at the front of the site
Pedestrian access	G	Yes - pedestrian footpath along Lymington Bottom Road
Cycle access	G	Yes - cycle access along Lymington Bottom Road

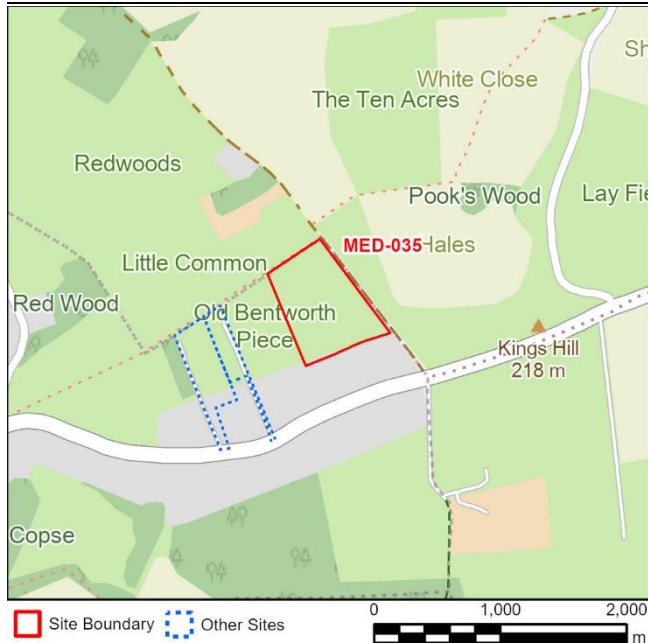
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	G	Low sensitivity - the site forms a backland site behind existing development. There are other instances of backland development adjacent. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.		
Visual amenity	G	Low sensitivity - the site is visually enclosed by development and vegetation and is adjacent to existing development. The site does not have long views. Landscape capcity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land		
Built-up area	A	Adjacent to and connected to the existing built up area		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability		0		
Legal or ownership issues	G	No		

Timeframe	0-5 years	
Assessment of Viability		
Viability	0	
Conclusions		
Site capacity (assessed)	38 (2024 LAA)	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	The site is a greenfield backland site located behind existing residential development. The site is located adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. There is an example of existing backland development directly to the south of the site. Development on the site could be designed to match the existing development pattern to the south. There is a pending application on site for 53 dwellings. The site is potentially suitable for development subject to a suitable design, and suitable access to the site. If the pending application is granted, the site does not need to be allocated in the Neighbourhood Plan but the figures can count towards the Neighbourhood Plan housing requirement.	

Site MED-035

Site Details

Site Address	Land off Jennie Green Lane GU34 5PB
Gross Site Area (ha)	2.2
SHLAA/HELAA	-
Reference	



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Site photograph taken by AECOM.

Existing land use	Greenfield
Land use being considered (if known)	Residential
Development capacity (if known)	8
Site identification method / source	LAA
Planning history	n/a
Neighbouring uses	Residential/Agricultural

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Groundwater SPZ 3
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - agricultural access onto site from Jennie Green Lane
Pedestrian access	R	No - no formal pedestrian footpath along Jennie Green Lane
Cycle access	G	Yes - cycle access along Jennie Green Lane
Tree Preservation Orders	G	No

Significant trees	A	Yes - some large trees across site			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes - public by-way along eastern boundary			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - the site is a backland site on the edge of the parish boundary. The site borders on open countryside that contributes to the rural character of Medstead. Any development here could start to affect the rural and tranquil character of the landscape setting. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.			
Visual amenity	G	Low sensitivity - the site is a backland site located behind existing development and is not visible from the main road. The site is visually enclosed by vegetation along the site boundaries. Landscape capcity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies					
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability		0			

Legal or ownership issues	G	No
Timeframe		0-5 years
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		-
Timeframe		0-5 years
Other key information		
Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable
Summary	The site is a greenfield backland site located outside of the existing settlement boundary. The site is located behind existing residential and agricultural development, and is currently in agricultural use. The site is located within a Groundwater SPZ 3 area. There is no pedestrian access onto the site along Abbey Road. There are some large trees across the site. A PROW runs along the site boundary. The site is far from existing services and is considered to be in an unsustainable location. The site is not suitable, available and achievable.	

Site MED-037

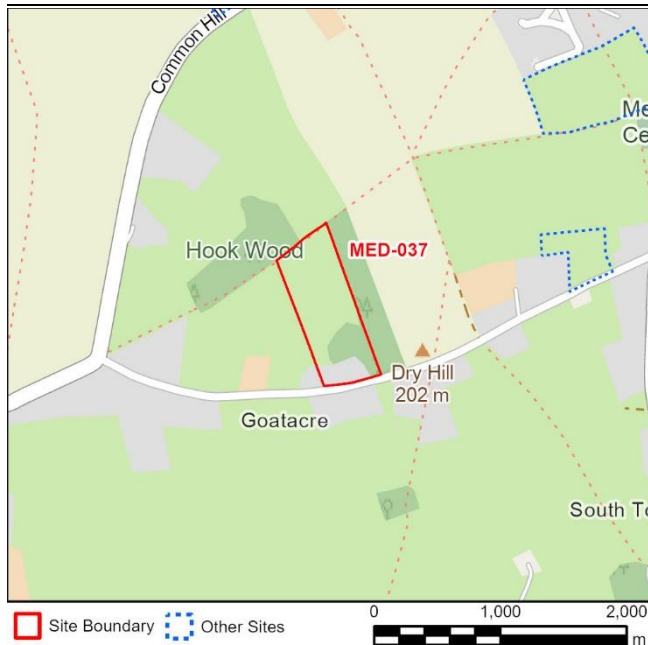
Site Details

Site Address The Dell, Homestead Lane, Medstead

Gross Site Area (ha) 2.3

SHLAA/HELAA -

Reference



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Existing land use Greenfield

Land use being considered (if known) Residential

Development capacity (if known) 6

Site identification method / source LAA

Planning history n/a

Neighbouring uses Residential/Agricultural

Assessment of Suitability

Statutory environmental designation	R	River Itchen SAC
Non-statutory environmental designations	G	No
Nutrient Neutrality	A	Yes
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	R	Yes - some area of deciduous woodland
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	A	No - sign at entrance of Homestead Road signals public bridleway with no vehicle access
Pedestrian access	G	Yes - pedestrian access along Homestead Road
Cycle access	G	Yes - cycle access along Homestead Road

Tree Preservation Orders	A	Yes - area TPOs on site			
Significant trees	A	Yes - large wooded area at front of site			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes - public footpath along northern boundary and bridleway along southern boundary			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	A	400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	A	400-800m			
Landscape sensitivity	A	Medium sensitivity - the site is an open agricultural site with an area of dense vegetation. The site is within a relatively open area of land which contributes to the rural character of Medstead. Any development here might start to impact the rural character of the area. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.			
Visual amenity	G	Low sensitivity - the site is visually enclosed by a large area of vegetation at the front of the site, and vegetation around the whole site boundaries. Landscape capacity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	R	Outside and not connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			

Site availability	0
Legal or ownership issues	G No
Timeframe	0-5 years
Assessment of Viability	
Viability	0
Conclusions	
Site capacity (assessed)	-
Timeframe	0-5 years
Other key information	
Overall rating (Red/Amber/Green)	R Red: the site is not currently suitable, available and achievable
Summary	The site is a greenfield site located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is accessed along a public bridleway that states no vehicular access. The site is part of a wider area of open countryside. The site is adjacent to small scale residential and agricultural development on either side. The site is within the river Itchen SAC, and within a nutrient neutrality area. The site contains an area of priority deciduous woodland, and an there is an area TPO on the site. A PROW runs along the northern boundary of the site. The site is not suitable for development due to the environmental constraints and location.

Site NPSG LAA 001

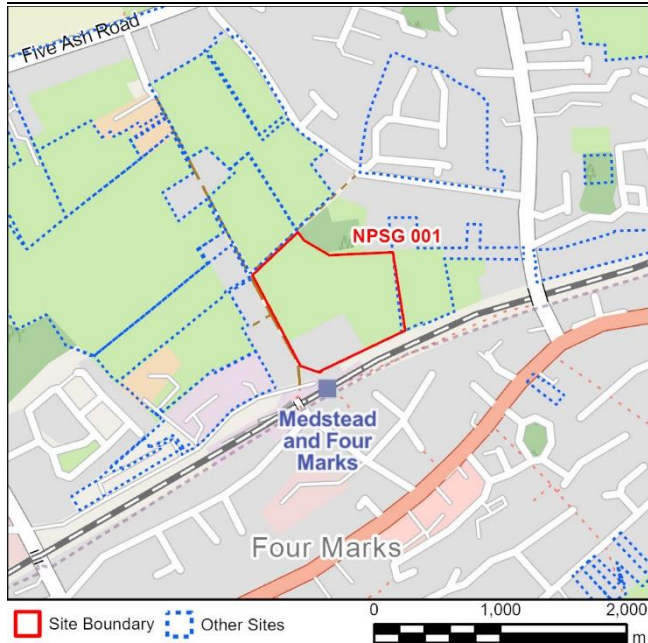
Site Details

Site Address Stonebridge, Stoney Lane, Medstead GU34 5EL

Gross Site Area (ha) 3.7

SHLAA/HELAA -

Reference



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Site photograph taken by AECOM.

Existing land use House, Stable Block Equestrian site and grazing land

Land use being considered (if known) Housing

Development capacity (if known) 80

Site identification method / source NPSG Call for Sites

Planning history n/a

Neighbouring uses Residential/Agricultural

Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations G No

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

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

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access G Yes - private regulated access along Stoney Lane

Pedestrian access G Yes - pedestrian access along Stoney Lane

Cycle access G Yes - cycle access along Stoney Lane

Tree Preservation Orders G No

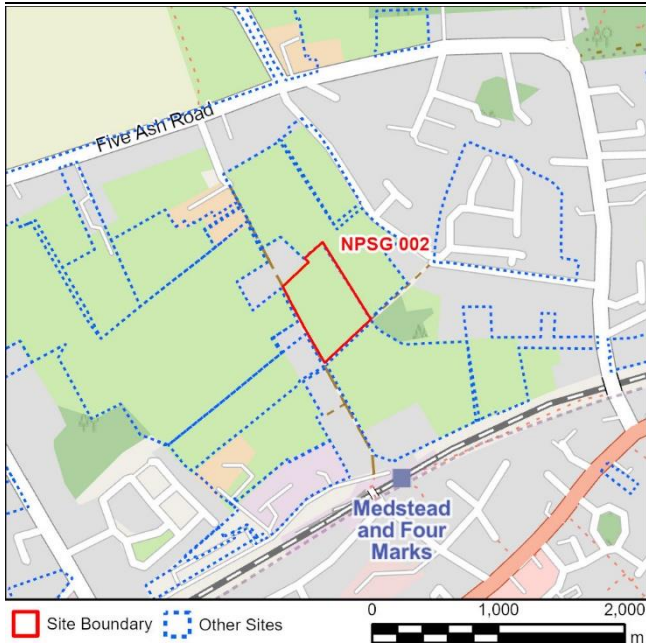
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No - public bridleway runs adjacent		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	G	<400m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	A	400-800m		
Landscape sensitivity	A	Medium sensitivity - the site is in an area of low density and part of a larger area of open countryside. Any development on this site would start to impact the rural and tranquil character of the area. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.		
Visual amenity	A	Medium sensitivity - the site is an open site that is part of a larger open area. There is not a lot of vegetation along the site boundary, and as such it is visible from many surroundings. Landscape capacity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		
Built-up area	A	Adjacent to and connected to the existing built up area		
Settlement boundaries	A	Adjacent to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability		0		
Legal or ownership issues	G	No		

Timeframe	1-5 years
Assessment of Viability	
Viability	0
Conclusions	
Site capacity (assessed)	83.25
Timeframe	1-5 years
Other key information	
Overall rating (Red/Amber/Green)	A Amber: The site is potentially suitable, available and achievable
Summary	The site is a greenfield site located adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of an area of open countryside and contributes to a rural setting for the surrounding settlement. The site is adjacent to the historic railway station. The site is currently accessed along Station Approach but there is no pedestrian access. Development on the site may impact the setting of the historic railway line and station. There are no other environmental constraints on the site. The site is potentially suitable if pedestrian access can be created through MED-005 from Beechlands Road as well as any additional supporting infrastructure and mitigation.

Site NPSG LAA 002

Site Details

Site Address	Land on the northeast side of Stoney Lane, Medstead, U34 5EL
Gross Site Area (ha)	1.44
SHLAA/HELAA	-
Reference	



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Site photograph taken by AECOM.

Existing land use	Agricultural, small holding
Land use being considered (if known)	Housing
Development capacity (if known)	40
Site identification method / source	NPSG Call for Sites
Planning history	n/a
Neighbouring uses	Residential/Agricultural

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - private regulated access along Stoney Lane
Pedestrian access	G	Yes - pedestrian access along Stoney Lane
Cycle access	G	Yes - cycle access along Stoney Lane
Tree Preservation Orders	G	No

Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No - public bridleway runs adjacent			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	G	<400m			
Landscape sensitivity	A	Medium sensitivity - the site is located in an area that is typical of a few dispersed rural or residential buildings. The open character of the site contributes to the rural and tranquil setting of Medstead. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.			
Visual amenity	G	Low sensitivity - the site is visually enclosed along the site boundary by vegetation. Landscape capcity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability		0			
Legal or ownership issues	G	No			
Timeframe		1-5 years			

Assessment of Viability		
Viability	0	
Conclusions		
Site capacity (assessed)	34.56	
Timeframe	1-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: The site is potentially suitable, available and achievable
Summary	The site is a greenfield site located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of a wider area of open countryside. The site is currently accessed via Stoney Lane but there is no pedestrian access. The site has some shielding along the site boundary from existing vegetation. There is some existing small scale residential and agricultural development along Stoney Lane. There are no other environmental constraints on the site. The site is potentially suitable if pedestrian access can be created through MED-005 from Beechlands Road as well as any additional supporting infrastructure and mitigation.	

Site NPSG LAA 003

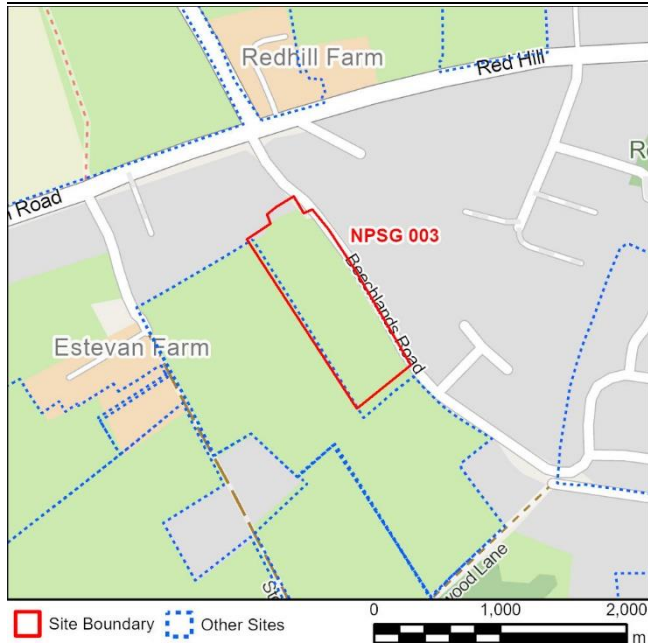
Site Details

Site Address Ryecroft, Five Ash Road, Medstead, GU34 5EH

Gross Site Area (ha) 0.8

SHLAA/HELAA -

Reference



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Site photograph taken by AECOM.

Existing land use	Greenfield
Land use being considered (if known)	Housing or self-build
Development capacity (if known)	20
Site identification method / source	NPSG Call for Sites
Planning history	n/a
Neighbouring uses	Residential/Agricultural

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - agricultural access onto site from Beechlands Road
Pedestrian access	G	Yes - pedestrian footpath along Beechlands Road
Cycle access	G	Yes - cycle access along Beechlands Road
Tree Preservation Orders	G	No

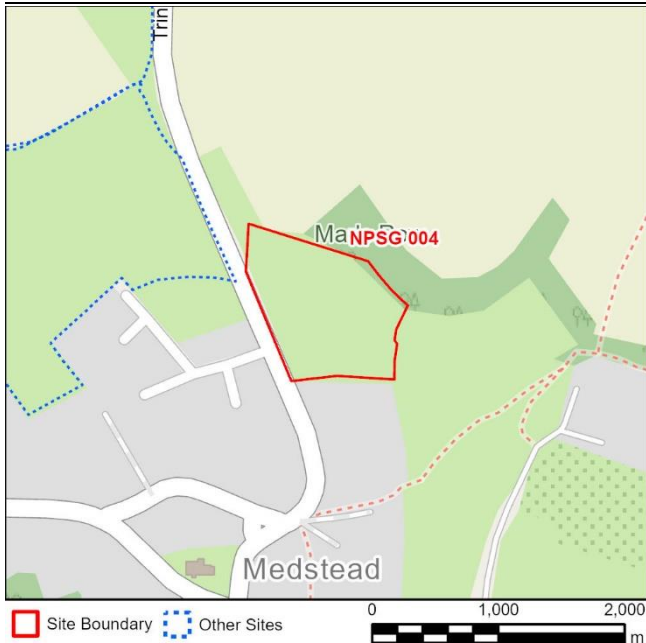
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No - structure exists on site		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	G	Low sensitivity - the site has no valued landscape features and is adjacent to a residential built-up area. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.		
Visual amenity	G	Low sensitivity - the site is visually enclosed by vegetation along the site boundary. Landscape capacity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No			
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		
Built-up area	A	Adjacent to and connected to the existing built up area		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability	0			
Legal or ownership issues	G	No		
Timeframe	6-10 years			
Assessment of Viability				
Viability	0			

Conclusions		
Site capacity (assessed)	19.2	
Timeframe	6-10 years	
Other key information		
Overall rating (Red/Amber/Green)	G	Green: the site is suitable, available and achievable
Summary	The site is a greenfield site located adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is accessed along Beechlands Road which provides vehicular and pedestrian access. The site includes a structure on the north of the site which would need to be removed. The site is shielded from the street to the east by existing mature vegetation. The site could be developed to match the pattern of development opposite. The site is suitable for development.	

Site NPSG LAA 004

Site Details

Site Address	Marls Row, Trinity Hill, Medstead, GU34 5LT
Gross Site Area (ha)	1.09
SHLAA/HELAA	-
Reference	



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Existing land use	Paddock, greenfield
Land use being considered (if known)	Self-build
Development capacity (if known)	2
Site identification method / source	NPSG Call for Sites
Planning history	n/a
Neighbouring uses	Residential/Agricultural

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Groundwater SPZ 3
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - agricultural access onto site from Trinity Hill
Pedestrian access	R	No - no pedestrian footpath along Trinity Hill
Cycle access	G	Yes - cycle access along Trinity Hill
Tree Preservation Orders	G	No - TPO adjacent to site

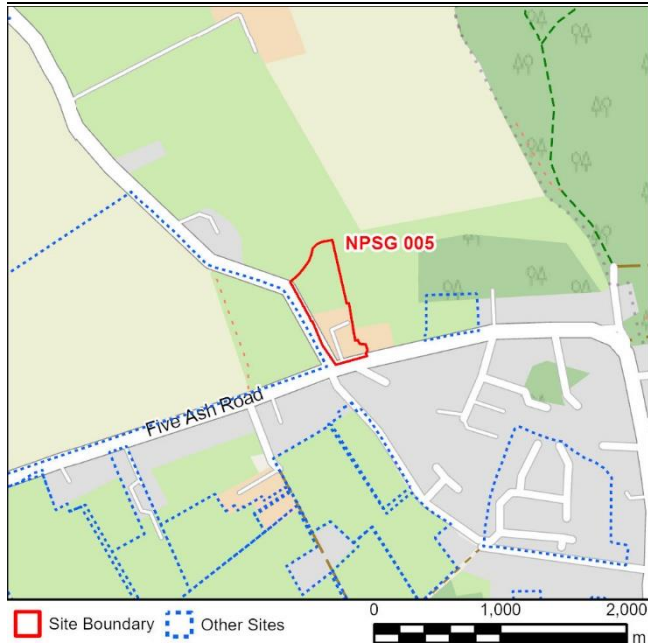
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	A	Medium sensitivity - the site is adjacent to a built-up area. It forms part of the open countryside surrounding Medstead. Development on this site could begin to encroach on surrounding open countryside. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.		
Visual amenity	G	Low sensitivity - the site is visually enclosed by dense vegetation along the site boundary. Landscape capacity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.		
Designated heritage asset harm	A	Some impact, and/or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		
Built-up area	A	Adjacent to and connected to the existing settlement boundary		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability		0		
Legal or ownership issues	G	No		
Timeframe		1-5 years		

Assessment of Viability		
Viability	0	
Conclusions		
Site capacity (assessed)	26.16	
Timeframe	1-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: The site is potentially suitable, available and achievable
Summary	The site is a greenfield site located adjacent to the existing settlement boundary at Medstead village. The site is potentially on 'Best and Most Versatile' agricultural land. The site is adjacent to existing residential development. The site backs onto a Scheduled Monument. Any development would need to be sensitively designed to reduce any impact on the designated heritage asset. The site is visually shielded along the site boundary by existing mature vegetation. The site is in a Groundwater SPZ 3 area. A footpath along Trinity Hill should be created to link the site with the pedestrian network. The site is potentially suitable for development subject to assessment of heritage impact and mitigation of other identified constraints.	

Site NPSG LAA 005

Site Details

Site Address	Redhill Farm, Redhill, Medstead GU34 5EE
Gross Site Area (ha)	2
SHLAA/HELAA	-
Reference	



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Site photograph taken by AECOM.

Existing land use	Light Industrial / Pasture
Land use being considered (if known)	Housing
Development capacity (if known)	40
Site identification method / source	NPSG Call for Sites
Planning history	n/a
Neighbouring uses	Agricultural

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - driveway access from Red Hill
Pedestrian access	R	No - no pedestrian footpath along Red Hill
Cycle access	G	Yes - cycle access from Red Hill
Tree Preservation Orders	G	No

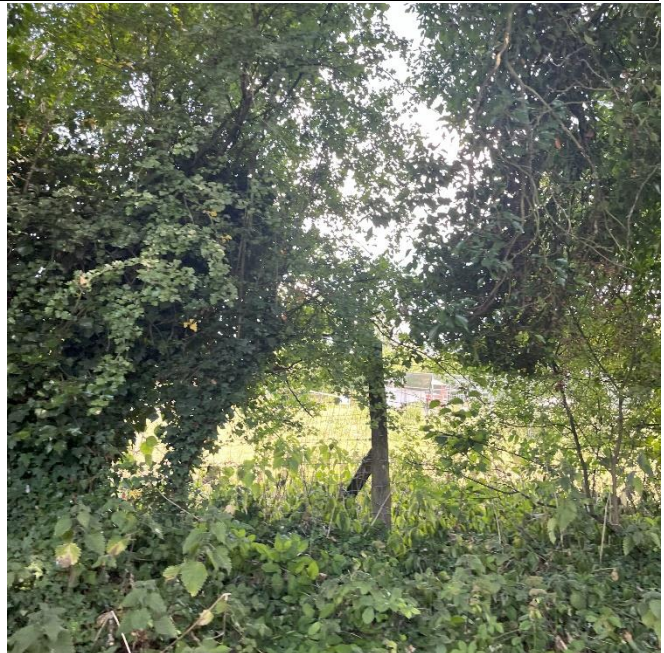
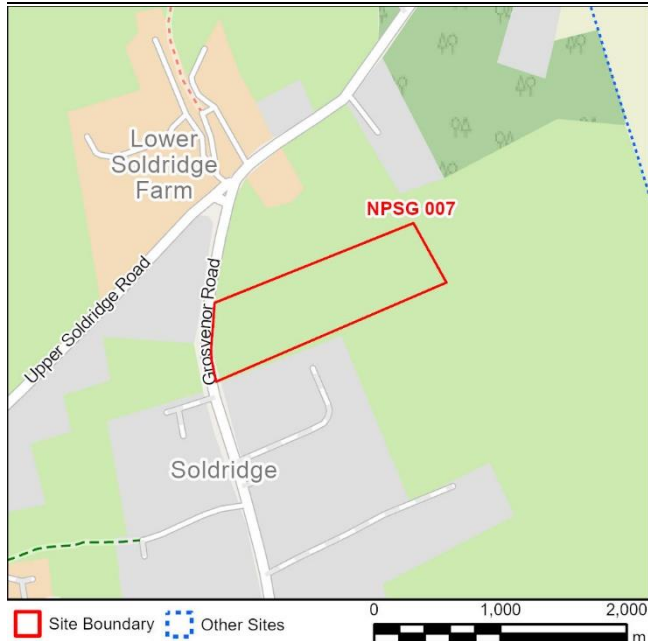
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination		Unknown			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	A	Yes - industrial estate which serves the community			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	G	<400m			
Landscape sensitivity	G	Low sensitivity - there is an industrial estate on the front of the site, with some open land at the back. The site has no valued landscape features. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.			
Visual amenity	G	Low sensitivity - the site is visually enclosed by vegetation and existing development. Landscape capcity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		partly within Local gap			
Other relevant planning policies		NP Policy 2			
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability		0			
Legal or ownership issues	G	No			
Timeframe		1-5 years			
Assessment of Viability					

Viability	0
Conclusions	
Site capacity (assessed)	-
Timeframe	1-5 years
Other key information	
Overall rating (Red/Amber/Green)	R Red: the site is not currently suitable, available and achievable
Summary	The site includes an industrial estate as well as a greenfield parcel of land behind it. The site is potentially on 'Best and Most Versatile' agricultural land. The site is adjacent to the existing settlement boundary. The greenfield portion of the site is located within the designated Local Green Gap area under Policy NP2 in the previous Neighbourhood Plan. If the local green gap policy remains, this portion of the site would be unsuitable for development. There is no pedestrian access along Red Hill, meaning any development on the site would be car-dependent. The site is not currently suitable.

Site NPSG LAA 007

Site Details

Site Address	Hart Hill, Grosvenor Road, Soldridge, Hants, GU34 5JE
Gross Site Area (ha)	1.2
SHLAA/HELAA	-
Reference	



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Site photograph taken by AECOM.

Existing land use	Currently used as a small holding, rearing pigs, chickens, goats, etc.
Land use being considered (if known)	Housing
Development capacity (if known)	24
Site identification method / source	NPSG Call for Sites
Planning history	n/a
Neighbouring uses	Residential/agricultural

Assessment of Suitability

Statutory environmental designation	R	River Itchen SAC
Non-statutory environmental designations	G	No
Nutrient Neutrality	A	Yes
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	R	Steeply sloping
Vehicular access	G	Yes - agricultural access from Grosvenor Road
Pedestrian access	R	No - no pedestrian footpath along Grosvenor Road
Cycle access	G	Yes - cycle access from Grosvenor Road
Tree Preservation Orders	G	No

Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	A	Overhead lines at site boundary			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - the site is in a low density area of built up settlement. The site contributes to an area of open countryside. Any development might start to impact the rural and tranquil setting of Medstead. Landscape capacity study local area 2b.5 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of Medstead and South Medstead. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement or building conversions.			
Visual amenity	G	Low sensitivity - the site is slightly elevated from the main road. It is visually enclosed by vegetation along the site boundary. Landscape capcity study local area 2b.5 - identified as medium visual sensitivity with numerous long views from higher ground in the north including from Roe Downs Road across undulating countryside including to hills in the SDNP in the south. The area is generally visible from a number of local PROW connecting across the area, and from nearby National Cycle Routes, though parts of the area are visually contained by topography, tree lines, hedgerows and woodland.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	R	Outside and not connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability		0			
Legal or ownership issues	G	No			
Timeframe		1-5 years			

Assessment of Viability		
Viability	0	
Conclusions		
Site capacity (assessed)	-	
Timeframe	1-5 years	
Other key information		
Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable
Summary	The site is a greenfield site located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is adjacent to some small scale residential and agricultural development. The site is within the river Itchen SAC, and within a nutrient neutrality area. The site slopes steeply down towards the road. The site is accessed along Grosvenor Road, which has no pedestrian access and is remote from local services. There are overhead lines along the site boundary. The site is not in a sustainable location and therefore not suitable for development.	

Site NPSG LAA 008

Site Details

Site Address	Land behind 4 & 5 Gloucester Close, Four Marks, GU34 5HX
Gross Site Area (ha)	0.3
SHLAA/HELAA	-
Reference	



No site photograph available.

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Existing land use	Residential
Land use being considered (if known)	Housing
Development capacity (if known)	5
Site identification method / source	NPSG Call for Sites
Planning history	n/a
Neighbouring uses	Residential

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Groundwater SPZ 2 and 3
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - access along Gloucester Close
Pedestrian access	G	Yes - pedestrian footpath along Gloucester Close
Cycle access	G	Yes - cycle access along Gloucester Close
Tree Preservation Orders	A	Yes - individual TPO at site entrance

Significant trees	A	Yes - large trees on site and site boundary		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	A <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	G	Low sensitivity - the site is part of an existing residential built-up area. There are no valued landscape features.		
Visual amenity	G	Low sensitivity - the site is located amongst existing development, and is visually enclosed by development as well as vegetation.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No			
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		
Built-up area	G	Within the existing built up area (infill)		
Settlement boundaries	G	Within the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability	0			
Legal or ownership issues	G	No		
Timeframe	1-5 years			
Assessment of Viability				
Viability	0			
Conclusions				
Site capacity (assessed)	-			
Timeframe	1-5 years			
Other key information				
Overall rating (Red/Amber/Green)	R	Red: The site is not currently suitable, available and achievable		
Summary	The site is a greenfield backland parcel of land behind existing residential development. The site is potentially on 'Best and Most Versatile' agricultural land. The site is within the existing settlement boundary. The site is within a Groundwater SPZ 2 and 3 area. There are TPOs along one side of the Cotswold close, and there are mature trees on the remaining part of the site. The site is not currently suitable for development.			

Site NPSG LAA 010

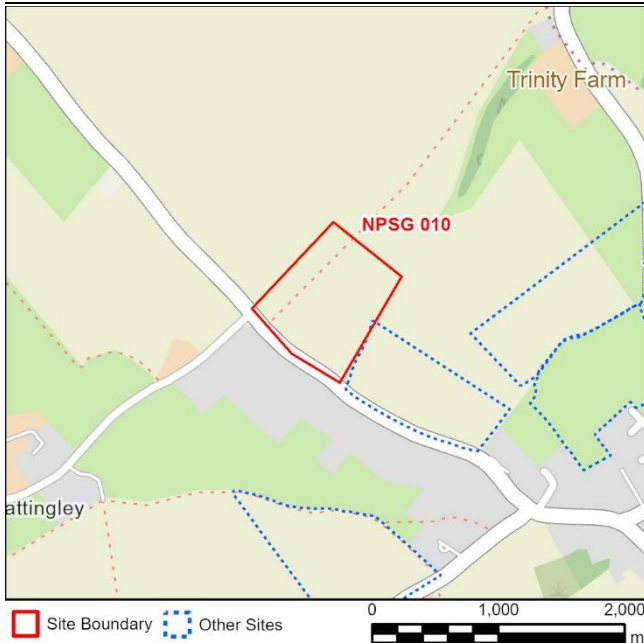
Site Details

Site Address Land off Wield Road, Medstead

Gross Site Area (ha) 3.45

SHLAA/HELAA -

Reference



No site photograph available.

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Existing land use Agricultural

Land use being considered (if known) Housing

Development capacity (if known) 60

Site identification method / source NPSG Call for Sites

Planning history n/a

Neighbouring uses Residential/Agricultural

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - there is no existing vehicular access onto the site from Wield Road, but potential to create access
Pedestrian access	R	No - no pedestrian footpath along Wield Road (PROW footpath crosses site)

Cycle access	G	Yes - cycle access along Wield Road			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes - public footpath through site			
Ground contamination	G	No			
Utilities infrastructure	A	Yes - overhead lines along site boundary			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	A	400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	A	400-800m			
Landscape sensitivity	A	Medium sensitivity - the site is a large agricultural site on the edge of existing development. The site is part of a wide area of open countryside that contributes to the rural and tranquil setting of Medstead. Landscape capacity study local area 2b.4 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character and its role as part of the rural setting of Medstead. The local area has a good sense of history and offers long reaching and panoramic views across undulating countryside from high ground within the area, including to hills within the SDNP in the south. It is possible that a very small amount of development could be accommodated within existing clusters of settlement or building conversions.			
Visual amenity	R	High sensitivity - the site has little to no shielding through vegetation along the site boundaries. The site has long distance views over surrounding open countryside. Any development would impact views of open countryside and would be visually prominent from Wield Road. Landscape capacity study local area 2b.4 - identified as medium visual sensitivity; it is identified that there are views to and across the area from PROW, rural lanes and the nearby National Cycle Route crossing the area. The local area has a good sense of history and offers long reaching and panoramic views across undulating countryside from high ground within the area, including to hills within the SDNP in the south.			
Designated heritage asset harm	A	Some impact, and/or mitigation possible - nearby scheduled monuments			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			

Size and character	A	Yes
Assessment of Availability		
Site availability		0
Legal or ownership issues	G	No
Timeframe		1-5 years
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		-
Timeframe		1-5 years
Other key information		
Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable
Summary	The site is a large greenfield site to the north of Medstead. The site is located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of a wider area of open countryside and offers extensive long-distance views over surrounding open countryside. It forms part of the rural setting of Medstead. The site is not visually enclosed and is very visually prominent from Wield Road and from surrounding areas. A public footpath runs through the site offering walkers views over the open countryside. Any development on the site would negatively impact the amenity value along this PROW. The site is remote from existing services. The site is not suitable for development.	

Site NPSG LAA 011

Site Details

Site Address	Land off Trinity Hill, Medstead
Gross Site Area (ha)	3.67
SHLAA/HELAA	-
Reference	



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Existing land use	Agricultural
Land use being considered (if known)	Housing
Development capacity (if known)	64
Site identification method / source	NPSG Call for Sites
Planning history	n/a
Neighbouring uses	Residential/Agricultural

Assessment of Suitability

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

Vehicular access	G	Yes - existing agricultural access with potential to develop into full vehicular access	
Pedestrian access	R	No - no pedestrian footpath	
Cycle access	G	Yes - cycle access	
Tree Preservation Orders	G	No	
Significant trees	G	No	
Veteran or ancient trees	G	No	
Public Rights of Way	G	No	
Ground contamination	G	No	
Utilities infrastructure	G	No	
Loss of social, amenity or community value	G	No	
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m) R >800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m) A 400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m) R >3900m
Distance to Cycle route (m)	A	400-800m	
Landscape sensitivity	A	Medium sensitivity - The site is a relatively large agricultural field that contributes to the rural and tranquil character of the area and setting of Medstead. Landscape capacity study local area 2b.4 - identified as medium landscape sensitivity; it is identified that the capacity of the area is constrained by its rural and tranquil character and its role as part of the rural setting of Medstead. The local area has a good sense of history and offers long reaching and panoramic views across undulating countryside from high ground within the area, including to hills within the SDNP in the south. It is possible that a very small amount of development could be accommodated within existing clusters of settlement or building conversions.	
Visual amenity	A	Medium sensitivity - the site is visually enclosed by vegetation in some areas, but the site is very open and offers long views to the north over open countryside. Any development would impact views of open countryside. Landscape capacity study local area 2b.4 - identified as medium visual sensitivity; it is identified that there are views to and across the area from PROW, rural lanes and the nearby National Cycle Route crossing the area. The local area has a good sense of history and offers long reaching and panoramic views across undulating countryside from high ground within the area, including to hills within the SDNP in the south.	
Designated heritage asset harm	A	Some impact, and/or mitigation possible - nearby scheduled monuments	
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation	
Green Belt	G	No	
Is the site allocated for a particular use or designated as open space		No	

in the adopted and / or emerging Local Plan		
Other relevant planning policies		
Greenfield / mix / PDL	R	Greenfield
Built-up area	R	Outside and not connected to the existing built up area
Settlement boundaries	R	Outside and not connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	A	Yes
Assessment of Availability		
Site availability		0
Legal or ownership issues	G	No
Timeframe		1-5 years
Assessment of Viability		
Viability		0
Conclusions		
Site capacity (assessed)		-
Timeframe		1-5 years
Other key information		
Overall rating (Red/Amber/Green)	R	Red: The site is not currently suitable, available and achievable
Summary	The site is a large greenfield site to the north of Medstead. The site is located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of a wider area of open countryside and offers long views over surrounding countryside. The site is accessed along Trinity Hill, but there is no pedestrian footpath meaning any development would be car-dependent. Development would be disconnected and isolated if it were to come forward in isolation. The site is considered to be in an unsustainable location due to the lack of footpath, and is therefore not suitable for development.	

