

Alton Housing (SHLAA) Site Assessment Document 010115

SHLAA site	Availability	Deliverability	Sustainability	Public support	Summary
Borovere	This site has been submitted and accepted for inclusion in the EHDC SHLAA 2014 list. It has a current outline planning application awaiting decision.	This is a EHDC SHLAA 2014 accepted as a deliverable site. The current planning application indicates deliverability over a relatively short timescale. However, there may be issues over the partial allocation recommended for viability reasons as this site combined with Treloar is expected by EHDC to produce sufficient funding to overcome traffic congestion issues at Butts Bridge.	Access should be via the A339. Improvements to Butts junction would be required before housing development could commence to: a. reduce congestion at that point and b. provide pedestrian and cycle access to the town for future residents of Borovere. Landscape impacts are a major consideration, given views from the National Park and approach to Alton from the South if the topmost portion of the site is developed. The flat hill-top is most sensitive from a landscape perspective and should remain undeveloped. Any local flooding issues off the steeply rising land from the line of the A339 will have to be addressed.	Views from the Community Questionnaire were mixed and overall slightly against the site's development. However, residents were more clearly against developments that compromised skylines, as this site could do. This was out of 7 sites, two of which were acceptable, the least unpopular site for development. The public was not invited to comment separately on Upper and Lower.	This site would result in the destruction of skyline an important skyline and views out of the SDNP if the whole site were developed. However development of the lower portions of the site would overcome this issue. Access to the town for pedestrians (until Butts Bridge junction is improved) and flooding off the steep slope are key issues which will need to be addressed prior to any planning application acceptance.
Land at Lord Mayor Treloar Hospital	This site has been submitted and accepted for inclusion in the EHDC SHLAA 2014 list. It has a current outline planning application awaiting decision.	This is a EHDC SHLAA 2014 accepted as a deliverable site. HCA has been warned by HCC and EHDC that site may not be deliverable unless work is done to improve the Butts Bridge Junction. As a result developer has submitted a full application for permission to make junction changes to enable Treloar development to go ahead. These changes will result in the removal of the East /West narrow bridge and replacement with a wider version and also to include a revised roundabout layout. It has been identified that the Whiteladown Lane/Chawton Park Road junction has potential also to be problematic if development goes ahead.	The site has a number of constraints, including in relation to on-site biodiversity, the adjacent ancient woodland and long distance views to the north and south from the higher ground. If the higher part of the site is left undeveloped, the land could potentially be used by the local community as recreational resource. If this part of the site is developed, the ancient woodland would be put under extreme recreation pressure. This part of Alton already functions as a community hub, and there would be the potential to develop this role further, including the re-provision of sports facilities. The two water towers and Robertson House, both of local historic interest, should be retained. The TPOs need to be taken into account and mitigation measures should be included as required. Junction improvements are needed at both	There are 2 sites comprising this area both of which received least resistance in terms of preference, but part of the site has environmental and skyline issues which is less acceptable by the public. There are campaigns such as "Save the Butterfly Meadow" (located on the higher ground) to prevent building on the top of the site. Altonians have known this site (lower parts) will be built on for a long time and there is general acceptance.	It is a matter of density and area to be developed for housing and amenity. No development should be undertaken on top of site as proposed at present. The developer has promised to give a large area of the site to the town as a "Country Park". Integration with the current EHDC saved Part 2 plan for 150 houses on an adjoining part of the site should be harmonised with the NP allocated portions. The 150 allocated by EHDC was done at a density of 46 DPH which was subject of old planning guidelines and are too dense for the site. A lesser figure of 90 is more realistic.
Land at Cadnam, Upper Anstey, Lane	This site has been submitted and accepted for inclusion in the EHDC SHLAA 2014 list. It has a current outline planning application awaiting decision.	This is a EHDC SHLAA 2014 accepted as a deliverable site. Site appears to NPSG to be deliverable, however there are transport and flooding issues to be addressed which no doubt will be dealt with as part of the application by the planning authority.	Not significantly constrained on the assumption that development can be contained within the 'bow' and therefore within the wider landscape; would not impinge on long distance views. The site is on the North West boundary of an existing east side of the housing estate which is the current boundary of the town. It is close to the Anstey Lane community hub and the Wootes Way shops; albeit the site is distant from the town centre. New buffer planting required for the northern site edge. Improvements to the local highway network, including wider street enhancements and speed reductions along Gilbert White Way would be required. Particular improvements required at junction of Anstey Lane and Anstey Road, as well as Golden Pot junction. The TPOs need to be taken into account and mitigation measures should be included as required.	There is not a great deal of resistance to the site in principle provided that the transport and flooding issues can be addressed. The site has been identified as potential for development for quite a long time and it is not a shock to the public that it has been allocated.	Provided densities and other sustainability issues are addressed (flooding and transport) this site will be developable. It is essential that a band of undeveloped land is left around the upper slopes of the site.
Land off Wilsons Road, between 60-86, Alton,	This site is already owned by the developer who is a builder and has submitted a concept diagram of the potential development to EHDC. It will come forward within the foreseeable future.	This is a EHDC SHLAA 2014 accepted as a deliverable site. Site appears to NPSG to be deliverable.	There is merit to further housing in this area given the relative proximity to the town centre and train station (on the assumption that it would be possible to ensure a safe walking route). Safe access is an issue given the steep bank up to the site and the speed of traffic on Wilsons Road; however, a small development (of c. 25 homes) may pose few issues in this respect.	There appears to be little opposition to this site from the public. It was not in the original questionnaire, but was exposed to the public at the Policy Options presentation. No comments on the site were received from that.	This will be a difficult site to develop on rising land, but with careful landscaping and terracing it should be possible to deliver the 25 planned dwellings.
Will Hall Farm (NE)	This site has been submitted and accepted for inclusion in the EHDC SHLAA 2014 list. It has a current outline planning application awaiting decision.	This is a EHDC SHLAA 2014 accepted as a deliverable site. The current planning application indicates deliverability over a relatively short timescale. [Discussions with EHDC and the landowner also indicate that developing the most sustainable parts of the site would make it deliverable.]	Development of this site would change the perception of the setting of one of Alton's main rural entrances ways, but there is already housing to the east of the site and to the south of Basingstoke Road. It is recognised, however, that there may be opportunities to enhance the role / prominence of the river corridor (which could not be developed given flood risk). The river corridor to the east is 'accessible' and enjoyed by the community in a way that the 'source of the Wey' field within the development site is not currently. Consideration will need to be given to the setting of Will Hall Farm, a heritage asset. There could be gains as well as losses (given the above discussion of the potential to enhance access to the river corridor). The TPOs need to be taken into account and mitigation measures should be included as required. The key issue	Development of the site was not favoured by Alton residents (Community Questionnaire). There was strong resistance by a large section of the community over development of this site. They are worried about the River Wey flood risk, looks of gateway vistas and transport issues.	This site can be made sustainable by allocating only part of the site. One issue will always be opposition to its allocation, some from a more localised stance and others for reasons given in the preceding columns. It will be a shame to destroy the rolling downland views looking in to and out of Alton.
Land adjacent to Convent, Anstey Lane	The NP team consider this site as available as it has been submitted for inclusion in the EHDC SHLAA 2014 list. Were it not available then it would not have been on the list. No development applications are currently outstanding on the site.	This is a EHDC SHLAA 2014 accepted as a deliverable site.	On the assumption that access can be achieved via the housing estate and that the onsite woodland holds limited biodiversity value, the site has potential for housing growth from a communities perspective.	There appears to be little opposition to this site from the public. It was not in the original questionnaire, but was exposed to the public at the Policy Options presentation. No comments on the site were received from that.	This site is entirely hidden from view and behind the Convent School. One cannot imagine there will be any issue with site development provided access is enabled through the back of the current Manor Estate.

Non Allocated Sites

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Weysprings	This site has been submitted and accepted for inclusion in the EHDC SHLAA 2014 list. No other information is known.	The site is open ground and has been for a considerable time. Should it be acceptable (which it is not) it would be deliverable.	This land contributes to Alton's landscape setting and historic character, forming a part of the open corridor of land along the River Wey that extends towards the town centre. It is currently not being optimally utilised in this respect. The source of the River Wey lies immediately to the west. The site is a potential location for housing from a communities-perspective, if access to the town centre could be better facilitated.	The public have not been asked directly for their views on this site by means of questionnaire as it is so small. This is because it sits immediately adjacent to and slightly higher than the River Wey and also it would almost certainly ruin the approach to a historic part of the town down Lenten street which contains many houses of architectural quality.	It would be the general opinion not to include this site for development for the reasons given in the preceding columns and that is why it has not been allocated as a site to fulfil the 700 required.
Highmead House, Old Odiham Road,	This site has been submitted and accepted for inclusion in the EHDC SHLAA 2014 list. It will come forward within the foreseeable future.	This site sits on high ground above the current Alton development line. It is in agricultural use and could be accessed and built on with no impediment. However the very steep slope and impact on the skyline prevents it from inclusion in the list of allocated sites. In addition there are significant flood risks from surface water run off.	Landscape impacts are a key consideration, with long distance views of any development on the site especially on the higher ground. It is also the case that residents of the estate most likely use the footpath and enjoy being able to access open countryside and gain views over Alton. Development would be somewhat isolated and hence is not ideal from a communities perspective.	There is public opposition to this site especially from those within the immediate vicinity. If developed it would constitute building above what is now the highest developed part of Alton. There would be little public support to do this.	It would be the general opinion not to include this site for development for the reasons given in the preceding columns and that is why it has not been allocated as a site to fulfil the 700 required.
Land West of Old Odiham Road	This site has been submitted and accepted for inclusion in the EHDC SHLAA 2014 list. It has recently been refused planning permission.	This site sits on high ground above the current Alton development line. It is in agricultural use and could be accessed and built on with no impediment. However the very steep slope and impact on the skyline prevents it from inclusion in the list of allocated sites.	The lower part of the site is proposed for development, but even then the landscape impact would not be significant. A new access from Old Odiham Road would have an impact on the character of the area. There is a real risk of flooding from the site onto development below. Evidence is held on this.	There is public opposition to this site especially from those within the immediate vicinity. If developed it would constitute almost the highest point in Alton from a housing development perspective. There would be little public support to do this.	It would be the general opinion not to include this site for development for the reasons given in the preceding columns and that is why it has not been allocated as a site to fulfil the 700 required.
Land at Triangle Selborne Road	This site has been submitted and accepted for inclusion in the EHDC SHLAA 2014 list. This site is currently used as a play park on lease to the Town Council. However they have been asked to relocate the site to another location away from the current position.	Once the playwork has been relocated the site could be delivered, however there are issues of SAM, landscape value and flooding that may well prevent acceptance of a planning application.	It is not clear that the adjacent SAM constrains the site significantly, although this is a matter that will need careful consideration by specialists. Views to the north would be affected, but views would remain across the open field to the east. An important consideration relates to the relocation of the children's play space and playing field.	The public have not been asked directly for their views on this site by means of questionnaire. However if they were it would almost certainly receive the considerable opposition as it is an integral part of the historic village of Holybourne. The current wonderful views up the valley across downland would be destroyed.	It would be the general opinion not to include this site for development for the reasons given in the preceding columns and that is why it has not been allocated as a site to fulfil the 700 required.
Land at Wilson Road	This site has been submitted and accepted for inclusion in the EHDC SHLAA 2014 list.	This site forms a natural extension to the current Alton Industrial Estate. It is on a low lying land close to the stream and is also identified as potential Industrial development extension which is what it would be best used for.	Flood risk is a significant consideration, which weighs against this option given other sites that are sequentially better performing. This triangle of land performs an important function as part of the Alton/Chawton gap. Traffic and pedestrian access are important considerations.	The public have not been asked directly for their views on this site by means of questionnaire. However if they were it would almost certainly receive the considerable opposition as it is simply the wrong side of Wilson Road for development.	It would be the general opinion not to include this site for development for the reasons opposite and that is why it has not been allocated as a site to fulfil the 700 required. In addition it has been identified by EHDC as a potential employment site and is subject to public consultation at this time.
Smaller site off Howards Lane alton	This site has been submitted and accepted for inclusion in the EHDC SHLAA 2014 list.	It is surprising to see this site included in the SHLAA list as it is within a very historic part of Holybourne (on the edge of the Conservation area) and would have a detrimental impact on the village in that position.	This would be an appropriate location for development given the historic sensitivities and other issues.	The public have not been asked directly for their views on this site by means of questionnaire. However if they were it would almost certainly receive considerable opposition due to heritage, conservation and village setting issues.	It would be the general opinion not to include this site for development for the reasons given in the preceding columns and that is why it has not been allocated as a site to fulfil the 700 required.