

Chapter 12 – Sustainability Appraisal

12 Sustainability Appraisal

12.1 Introduction

12.1.1 Following recommendations in the Inspectors' Report on the Borough Local Plan Review (BLPR), the Plan's sustainability appraisal was reviewed and expanded to include an appraisal of all of the policies rather than just an appraisal of the site-specific proposals. The appraisal methodology follows Government guidance in PPG12: Development Plans and the Council have also had regard to other guidance on the preparation of sustainability appraisals. This section has been updated to include a more detailed explanation of the methodology. The appraisal of the site-specific proposals builds on assessment work previously undertaken by the Council in the Test Valley Beyond 2000 document 'Evaluation of Development Options - Andover & Southern Test Valley.

12.2 Sustainability Appraisal

Overview

12.2.1 The overall aim of the BLPR is to *"provide a framework for making decisions about development in the Borough which respects the environment, meets the needs of the community and enhances the quality of life"*. This aim is broken down into eight discrete objectives (as set out in Chapter 2), one for each of the main BLPR chapters.

12.2.2 An appraisal of the sustainability of the BLPR was undertaken by testing each of the policies and site-specific proposals against the eight local plan objectives. The policies were then scored in terms of how effective or ineffective they were likely to be in helping to achieve each objective.

12.2.3 The scoring system was as follows:

- ✓ Potentially very positive impact; will contribute significantly to achieving this Local Plan objective
- + Potentially positive impact; is likely to help achieve this Local Plan objective
- O Negligible impact or irrelevant; unlikely to make a significant difference to this Local Plan objective
- Potentially negative impact; may hinder achieving this Local Plan objective
- X Potentially severe negative or adverse impact; likely to jeopardise achieving this Local Plan objective

12.2.4 Inevitably, when trying to reconcile the competing priorities of sustainable development (the community, the environment and the economy) there will be policy conflicts and tensions. However, the sustainability appraisal demonstrates that the policies of the BLPR have very few (if any) negative scores. Each of the objectives have at least one or more policies that are considered to have a "potentially very positive impact", indicating that the policy framework will have an overall positive impact on meeting the objectives and consequently will promote sustainable development.

- 12.2.5 The results of the sustainability appraisal are presented in the Policy Impact Matrix below.
- 12.3 **Worked Example**
- 12.3.1 The following worked example is intended to demonstrate how the appraisal was conducted. There was no weighting of scores and the exercise was essentially a subjective analysis of how each policy is likely to perform against each of the BLPR objectives¹⁴².
- 12.3.2 **Policy ESN 27: Tourist Facilities in the Countryside**
 Policy ESN 27 permits small-scale tourist facilities in the countryside (excluding accommodation) provided their impact on the countryside is acceptable. In the appraisal, this policy was considered to have a ‘potentially negative impact’ for the objectives of confining development to within or around existing built-up areas (Chapter 3) and reducing the need to travel (Chapter 7). It would not help to retain development within built-up areas; it would allow some small-scale development in the countryside; and it would not help to reduce the need to travel, since rural development is generally more isolated from basic services such as shops, schools and health care.
- 12.3.3 However, the policy was considered to have a ‘potentially positive impact’ for meeting the needs of employment and a robust local economy (Chapter 6) as local tourist facilities will generate some, but not significant numbers, of local employment opportunities. The policy is also considered to have a ‘potentially very positive impact’ for the objective of meeting the needs for tourism (Chapter 6) as this policy will allow for appropriate new facilities to enhance the local tourist industry.
- 12.3.4 For all other objectives, this policy was considered to have either a negligible impact or, in some instances, have a balance of negative and positive impacts so that it is likely to have a negligible impact overall.
- 12.3.5 **Sustainability Appraisal of the Site-specific Proposals**
 The policy matrix includes an assessment of each of the site-specific proposals in Chapters 10 and 11 against the objectives of Chapters 3 to 9. The table therefore indicates not only the environmental impacts of the proposals, but also gives an indication of their social and economic implications. This gives an overall appraisal of the key issues associated with each scheme.
- 12.3.6 The Council undertook an initial assessment of the broad options for development at Andover and in Southern Test Valley in “Test Valley Beyond 2000: Evaluation of Development Options Andover and Test Valley”, which was published in May 2000. The appraisal in the BLPR builds on that initial work.
- 12.4 **Site Selection at Andover**
- 12.4.1 **The Requirement for a Major Development Area (MDA)**
 The approved Structure Plan requires a Major Development Area (MDA) at Andover. Following an assessment of completions (the number of homes

¹⁴² as recommended on page 155 of Planning for Sustainable Development: Towards Better Practice, 1998, DETR.

completed since 1996) and commitments (outstanding planning permissions), it has been determined that the MDA should comprise 2,500 dwellings on greenfield sites.

12.4.2 **Evaluation of Potential Broad Locations**

The Council undertook an initial evaluation, which considered three broad locations for the MDA, to the north, east and west of the town. It took account of a number of indicators including; accessibility, ecology, drainage, land quality and landscape, reflecting the key factors which inform decisions and are identified in Government guidance. The merits of the three locations were finely balanced. The two indicators which were considered to be the most significant, having regard to current guidance and the outcome of public consultation on issues relating to development, were accessibility and landscape.

12.4.3 The initial evaluation favoured land to the east of the town. Development could be better contained within the landscape in this location, when compared with areas to the north and west of Andover. With regard to accessibility there was no significant difference between the north and east but the land to the east of the town was considered to have better links to the existing built up area of the town.

12.4.4 **Evaluation of Specific Sites at Andover**

Following the initial evaluation of the broad options a more detailed analysis of specific sites was undertaken. It re-affirmed the assessment that sites to the east of the town could be developed in a sustainable form. The Council published both stages of its assessment in “Test Valley Beyond 2000: Evaluation of Development Options Andover and Southern Test Valley”.

12.4.5 **AND 01 - East of Ickniel Way**

The site has been allocated in preference to the other locations for a number of reasons. It adjoins the town’s largest employment area providing considerable potential to promote short journeys to work. It is adjacent to the existing built-up area of Andover with potential to promote trips by modes of travel other than the car. The proposed development could also be contained in the wider landscape.

12.4.6 **AND 02 - Picket Twenty**

The site has been allocated in preference to other sites because it is well located in respect to employment opportunities (e.g. Walworth Estate). It is relatively close to the secondary school which would serve the site and could be linked to it by a number of safe and convenient links for pedestrians, cyclists and public transport. Its impact on the landscape setting of Andover would be limited.

12.4.7 **AND 03 - Walworth Estate**

The proposed allocation is an extension to an existing employment area which is well related to the existing built-up area of Andover, the proposed new residential areas and the transport network serving the town. Its impact on the landscape setting of Andover would be limited given its location on the floor of the shallow valley which lies to the east of the built up area. The alternative site which was considered to the west of the town is in a sensitive location. It is on high ground and lies within the countryside separating Andover from Weyhill and the Pentons.

12.4.8 **AND 04 - Andover Business Park**

The proposal has good access to the transport network which serves the town. In landscape terms it is less sensitive than land adjacent to the town north of the A342 being on a lower lying site.

- 12.4.9 **AND 05 - London Road**
 The proposed location is well related to the existing built-up area of Andover and would provide for formal recreation needs in that part of the town. The alternative site at East of Ickniel Way was considered to be poorly related to the residential areas south of the town,
- 12.4.10 **Site Selection in Southern Test Valley**
- 12.4.11 **Brownfield Potential and ‘Areas of Search’ for Greenfield Sites**
 After taking into account the number of homes built, outstanding planning permissions and the likely contribution of future windfall sites, there is a need to identify sufficient greenfield land in Southern Test Valley to accommodate 800 ‘reserve’ dwellings (see Figure 6.2). Having regard to PPG 3, the main ‘areas of search’ for potential ‘urban extensions’ in the southern part of the Borough are the northern edge of Southampton (i.e. Nursling & Rownhams and Chilworth), the western edge of Chandler’s Ford (i.e. Valley Park), around Romsey and around North Baddesley.
- 12.4.12 **Evaluation of Potential Broad Locations**
 The Council initially undertook an evaluation of 20 potential sites, including both urban extensions and other sites, at formal pre-consultation stage¹⁴³ and concluded that the sites at Abbottswood, Romsey and Redbridge Lane, Nursling were the most appropriate to meet housing needs.
- 12.4.13 The Council then re-evaluated the potential options in the light of PPG 3, as set out in evidence presented at the Local Plan Inquiry¹⁴⁴. The overall conclusions were that Romsey was the most suitable broad location. Land around the edge of Valley Park is highly constrained by gaps and ecology. Further development in this location would be relatively remote from services and facilities and relate poorly to the existing urban form. Land on the periphery of Southampton at Chilworth and Lord’s Wood is also constrained by ecological and gap designations, is poorly related to facilities and poorly served by public transport. North Baddesley is a small settlement which lacks facilities and services (in comparison with other settlements in Southern Test Valley) and land around its margins is highly constrained by gaps and ecological designations. Although land at Nursling is less constrained, potential coalescence with Southampton is a major concern.
- 12.4.14 **Evaluation of Sites at Romsey**
 The 800 dwellings could not be accommodated on the small sites available around Romsey and it was concluded that a large site was needed. In “Southern Test Valley Beyond 2000”, the Council evaluated the sites at Abbottswood, Ganger Farm, Halterworth and Whitenap. These sites were re-evaluated in the light of PPG 3, as set out in evidence presented at the Local Plan Inquiry¹⁴⁵. Taking account of all the relevant factors, the Council concluded that Romsey was the most suitable settlement for further housing development and that the preferred site should be Abbottswood. Romsey is well located and accessible by

¹⁴³ Southern Test Valley Beyond 2000, 2000, Test Valley Borough Council.

¹⁴⁴ Paragraph 10.2; Background Paper – Evaluation of Potential Housing Sites in Southern Test Valley in Relation to Planning Policy Guidance Note 3 (PPG 3), 2004, Test Valley Borough Council.

¹⁴⁵ Paragraph 10.1; Background Paper – Evaluation of Potential Housing Sites in Southern Test Valley in Relation to Planning Policy Guidance Note 3 (PPG 3), 2004, Test Valley Borough Council.

non-car modes of transport. It also has a range of higher order facilities and jobs. Although land to the south and west is highly constrained by the historic park and Broadlands and the floodplain of the River Test respectively, land to the north and east has more potential for greenfield housing development. The site at Abbottswood is relatively unconstrained, largely concealed in the wider landscape, relates well to the existing urban form of the town and has the potential for non-car links to the town centre.

12.4.15 **Abbottswood (see policy STV 07)**

The sand and gravel deposits at Abbottswood have been worked out and consequently minerals are no longer a constraint to housing development. Also the restored land is not of high agricultural value. There is mature landscaping around the periphery of the site which means that it is not highly visible in the wider landscape. The site supports a colony of Great Crested Newts (a protected species) centred on a pond on the western side. However, the Council's view is that the eastern part of the site can be developed without harming the newt colony. The site relates well to the existing urban form of Romsey and would form an urban extension to the town. There is potential for public transport, cycle and pedestrian links to the town centre.

12.4.16 **Rejected Large Sites at Romsey**

The other large sites around the town were rejected for the reasons set out below.

12.4.17 **Ganger Farm**

The land at Ganger Farm is not well related to the existing urban structure of Romsey as the adjoining site at Abbottswood. It is also further away from the town centre. The northern end of the site adjoins the Sir Harold Hillier Gardens and Arboretum, which is listed in English Heritage's Register of Historic Parks and Gardens. The rural setting of the gardens would be adversely affected by housing development in this area. At the southern end there are Sites of Importance for Nature Conservation (SINCs) both within and adjoining the site, which could be adversely affected by development. The site also contains significant quantities of high quality agricultural land.

12.4.18 **Halterworth**

The site at Halterworth contains significant deposits of sand and gravel as well as areas of high quality agricultural land. The minerals would need to be removed before housing development could take place and the Council was concerned that the site may not be implementable before 2011. The site forms part of the undeveloped gap between Romsey and North Baddesley, which performs a very important role in maintaining the separate physical and visual identity of the two settlements.

12.4.19 **Whitenap**

The site at Whitenap adjoins Broadlands, which is listed in English Heritage's Register of Historic Parks and Gardens and contains areas of high quality agricultural land. The site may also contain minerals which, if present, would need to be removed prior to housing development. Development could potentially harm the setting of Broadlands and could have a major impact on the attractive southern approach to Romsey.

STV 01 - University of Southampton Science Park

- 12.4.20 The development, redevelopment and extension of buildings in the Science Park will help to create and maintain jobs in the research and development sector, particularly jobs in ‘knowledge-based’ companies with strong links to higher education establishments. This is recognised by the Government as being vital to maintaining the UK’s economy and is also very important in the context of South Hampshire.
- 12.4.21 New buildings could be intrusive in views from the surrounding countryside and settlements and need to be sensitively designed to maintain the site’s attractive “campus” character.
- 12.4.22 Significant additional development would require the improvement of the current entrance to maintain safe access to the site. Such improvements need to be sensitively integrated into the surrounding rural environment

STV 03 - Adanac Park

- 12.4.23 The safeguarded employment site at Adanac Park could help to meet an exceptional need, which would benefit significantly the South Hampshire economy. Its location on the M271 also provides the opportunity to provide a landmark building on the main approach to Southampton. The site is within the countryside, although close to residential areas. The site is adjacent to Yew Tree Farm, a listed building and Home Covert, a SINC. Any development would have to respect these local features of the natural and built environment.
- 12.4.24 Due to its prominent position, any development could have a detrimental impact to the visual amenity of the area unless a high standard of design and landscaping is provided.

STV 04 - M271 Park & Ride Site, Nursling

- 12.4.25 A park and ride facility could help to reduce the need to travel into Southampton City Centre or other locations, such as Southampton General Hospital, as part of an overall transport strategy for the area.

STV 05 - Nursling Estate

- 12.4.26 Nursling Estate meets the need for storage and distribution uses in South Hampshire in a location which is close to industrial areas and the port, but which can be accessed without passing through residential areas. Development could be visually intrusive to the strategic gap between Southampton and Totton and in views from the surrounding motorways.

STV 08 - Romsey Town Centre

- 12.4.27 The retention of existing shops and an appropriate mix of uses will help to ensure that the vitality and viability of the town centre is maintained. A variety of shops in the Town Centre may, indirectly, reduce the need for local residents to travel further afield to meet their retail needs.

STV 09 - Ganger Farm

12.4.28 The proposed sport's pitches will improve the quantity and quality of recreational facilities in Romsey. The site is situated within the countryside on agricultural land, some of which is of high quality. The facility will need to be designed to ensure that the setting of the adjacent Sir Harold Hillier Gardens and Arboretum (a Registered Historic Park and Garden) would not be harmed. The amenity of nearby properties will also need to be protected.

12.4.29 The site will be made accessible to nearby residential areas through the provision of pedestrian and cycle links.

Borough Local Plan Review: Policy Impact Matrix

Policy number		Chapter 3		Chapter 4				Chapter 5				Chapter 6				Chapter 7			Chapter 8			Chapter 9		
		To shape the settlement pattern...		To protect and conserve...				To ensure development is not at risk from...				To meet the needs for...				To achieve...			To ensure that the proposal is...			To...		
		Devt. in/around built up areas	Protecting the countryside	Wildlife	Landscape	Natural Resources	Cultural Heritage	Unstable land	Flooding	Contaminated land	Hazardous installations	Housing	Employment	Community facilities	Tourism	Infrastructure	Reduction in the need to travel	Safety of movement	Increase in alternative modes	Visually attractive	Locally distinctive	Legible	Safe & secure	Safeguard Amenity
01	Housing within settlements	✓	✓	+	✓	+	+	0	0	0	0	✓	+	+	0	+	✓	0	+	0	0	0	0	0
02	Residential areas of special significance	0	+	0	0	0	✓	0	0	0	0	0	0	0	+	0	0	0	✓	✓	✓	0	0	+
03	Development in the countryside	✓	✓	+	+	+	+	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0
04	Strategic gaps	✓	✓	0	✓	0	0	0	0	0	0	-	-	0	0	0	0	0	✓	✓	✓	0	0	0
05	Local Gaps	✓	✓	+	✓	+	0	0	0	0	0	-	-	0	0	0	0	0	✓	✓	✓	0	0	0
06	Frontage infill policy areas in the countryside	✓	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0
07	Existing employment areas in the countryside	0	+	0	+	0	0	0	0	0	0	0	+	0	0	-	0	0	+	0	0	0	0	+
08	Farm diversification	0	-	0	0	0	0	0	0	0	0	+	+	+	0	-	0	-	0	0	0	0	0	0
09	The reuse of buildings in the countryside	0	✓	0	0	0	+	0	0	0	0	✓	+	+	0	-	0	-	+	+	0	0	0	0

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10	Expansion of existing employment sites	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	-	+	+	0	0	0
11	Replacement dwellings in the countryside	0	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	The alteration or extension of existing dwellings in the countryside	0	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Buildings in domestic curtilages	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01	Biodiversity and geological conservation	0	+	✓	✓	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02	Internationally important wildlife sites	0	+	✓	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03	Sites of Special Scientific Interest	0	+	✓	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04	Sites of Importance to Nature	0	+	✓	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Policy number		Devt. in/around built up areas	Protecting the countryside	Wildlife	Landscape	Natural Resources	Cultural Heritage	Unstable land	Flooding	Contaminated land	Hazardous installations	Housing	Employment	Community facilities	Tourism	Infrastructure	Reduction in the need to travel	Safety of movement	Increase in alternative modes	Visually attractive	Locally distinctive	Legible	Safe & secure	Safeguard Amenity
	Conservation																							
05	Protected Species	0	+	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06	New Forest National Park	0	✓	✓	✓	+	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07	North Wessex Downs AONB	0	✓	+	✓	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08	High quality agricultural land	0	+	0	0	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09	Water resources	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Groundwater Source Protection Zones	0	0	✓	+	✓	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Archaeology and cultural heritage	0	0	0	+	0	✓	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0
12	Demolition of Listed Buildings	0	0	0	0	0	✓	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0
13	Alterations to Listed Buildings	0	0	0	0	0	✓	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0
14	Demolition in Conservation areas	0	0	0	0	0	✓	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0
15	Development in Conservation Areas	0	0	0	0	0	✓	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0

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16	Historic Parks and Gardens	0	0	0	0	0	✓	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0
17	Settings of Conservation Areas, Listed Buildings...	0	0	0	0	0	✓	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0
01	Unstable Land	-	0	0	0	0	0	✓	0	0	+	0	0	0	0	0	+	0	0	0	0	+	0
02	Flooding	-	+	+	+	+	+	0	✓	0	+	0	0	0	0	0	+	0	0	0	0	+	+
03	Pollution	0	+	+	+	+	+	0	0	✓	✓	0	0	0	0	0	0	0	0	0	0	+	+
04	Land contamination	+	+	+	+	+	0	0	0	✓	0	+	+	+	0	+	0	0	0	0	0	+	+
05	Hazardous Installations	0	0	0	0	0	0	0	0	+	✓	0	0	0	0	0	0	0	0	0	0	0	+
06	Safeguarded Aerodromes & technical sites	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+
01	Retention of existing housing stock	✓	+	0	0	+	0	0	0	0	0	✓	0	0	0	0	0	0	0	0	0	0	0
02	Conversion to residential use	✓	+	0	0	+	0	0	0	0	0	+	0	0	0	+	0	0	0	0	0	0	+
03	Housing types, density and mix	✓	+	0	0	0	0	0	0	0	0	✓	0	0	0	+	0	0	0	0	0	0	0
04	Affordable housing	✓	+	0	0	0	0	0	0	0	0	✓	0	0	0	+	0	0	0	0	0	0	0

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	in settlements																							
05	Rural exception sites	+	-	0	0	0	0	0	0	0	0	✓	0	0	0	0	0	0	0	0	0	0	0	0
06	Rural Development	+	-	0	0	0	0	0	0	0	0	✓	✓	✓	0	0	+	0	0	0	0	0	0	0
07	Agricultural workers dwellings	+	-	0	0	0	0	0	0	0	0	✓	+	+	0	0	✓	0	0	0	0	0	0	0
08	Removal of agricultural occupancy conditions	-	0	0	0	0	0	0	0	0	0	+	+	0	0	0	+	0	0	0	0	0	0	0
09	Housing for key workers in the countryside	-	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0
10	Residential accommodation for the elderly within settlements	-	-	0	0	0	0	0	0	0	0	+	+	0	0	0	+	0	0	0	0	0	0	0
11	Extensions to nursing or residential care homes in the countryside	+	+	0	0	0	0	0	0	0	0	✓	0	0	0	0	+	0	0	0	0	0	0	0
12	Change of use or	-	0	0	0	0	0	0	0	0	0	+	0	0	0	0	-	0	0	0	0	0	0	0

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	redevelopment of nursing or residential care homes																							
13	Sites for gypsies and travellers	0	-	0	0	0	0	0	0	0	0	✓	0	0	0	0	+	0	0	0	0	0	0	0
14	Sites for travelling show people	0	-	0	0	0	0	0	0	0	0	+	0	0	0	0	+	0	0	0	0	0	0	0
15	Retention of employment land	+	0	0	0	0	0	0	0	0	0	0	✓	0	0	0	+	0	0	0	0	0	0	+
16	Employment development within settlements	✓	0	0	0	0	0	0	0	0	0	0	✓	0	0	0	+	0	0	0	0	0	0	0
17	Major retail development and other key town centre...	✓	+	0	0	0	0	0	0	0	0	0	+	✓	0	0	✓	0	0	0	0	0	0	0
18	Retention of existing local shops and public houses	+	0	0	0	0	0	0	0	0	0	0	0	✓	0	0	✓	0	0	0	0	0	0	0
19	Retention of local community facilities	+	0	0	0	0	0	0	0	0	0	0	0	✓	0	0	✓	0	0	0	0	0	0	0

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Policy number		Devt. in/around built up areas	Protecting the countryside	Wildlife	Landscape	Natural Resources	Cultural Heritage	Unstable land	Flooding	Contaminated land	Hazardous installations	Housing	Employment	Community facilities	Tourism	Infrastructure	Reduction in the need to travel	Safety of movement	Increase in alternative modes	Visually attractive	Locally distinctive	Legible	Safe & secure	Safeguard Amenity		
20	New local shops and local community facilities	✓	0	0	0	0	0	0	0	0	0	0	0	+	0	0	✓	0	0	0	0	0	0	0	0	
21	Retention of recreational areas and facilities	0	0	0	0	0	0	0	0	0	0	0	0	✓	0	0	✓	0	0	0	0	0	0	0	0	0
22	Public recreational open space	0	0	0	0	0	0	0	0	0	0	0	0	✓	0	0	✓	0	0	0	0	0	0	0	0	0
23	Formal recreation facilities in the countryside	-	+	0	0	0	0	0	0	0	0	0	0	✓	0	0	-	0	0	0	0	0	0	0	0	0
24	Noisy sports	-	-	0	0	0	0	0	0	0	0	0	0	+	0	0	-	0	0	0	0	0	0	0	+	0
25	The keeping of horses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0
26	Tourism developments within settlements	✓	0	0	0	0	+	0	0	0	0	0	+	0	✓	0	+	0	0	0	0	0	0	0	0	0
27	Tourist facilities in the countryside	-	0	0	0	0	+	0	0	0	0	0	+	0	✓	0	-	0	0	0	0	0	0	0	0	0
28	Tourist	-	0	0	0	0	+	0	0	0	0	0	+	0	✓	0	-	0	0	0	0	0	0	0	0	0

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	accommodation in the countryside																							
29	Touring caravan and camping sites	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30	Infrastructure provision within new developments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	Telecommunications	0	+	0	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	Renewable energy developments	-	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	Advertisements	0	+	0	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01	Travel generating development	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02	Parking standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03	Public transport infrastructure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04	Financial contributions to transport infrastructure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05	Safe access	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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06	Safe layouts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	✓	+	0	0	0	0	0
07	Access for disabled people	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	✓	0	0	0	0	0	0
08	Public Rights of Way	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0
09	Impact on the highway network	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	✓	✓	0	0	0	0	0
01	Landscape character	0	+	0	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	✓	✓	0	0	0
02	Settlement character	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+	✓	+	0	0
03	Transport corridors	0	0	0	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	✓	+	0	0
04	Route networks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+	✓	✓	0
05	Layout and siting	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	✓	+	+	✓	✓	+
06	Scale, height and massing	0	0	0	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0	✓	✓	✓	0	✓
07	Appearance, details and materials	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	✓	✓	✓	+	0
08	Trees and hedgerows	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	✓	✓	+	0	+
09	Wildlife and amenity features	0	0	✓	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+	✓	+	0	+
10	New landscaping	0	0	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	✓	+	+	+	+
11	Shop fronts	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	✓	+	+	0	0

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12	Signs	0	0	0	0	0	✓	0	0	0	0	0	0	0	0	0	0	0	0	✓	✓	✓	0	0	
13	Shutters	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	0	
01	Privacy and private open space	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	✓	
02	Daylight and sunlight	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	✓	
03	Artificial light intrusion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	✓	
04	Noise and vibration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	✓	
05	Unpleasant emissions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	✓	
01	East of Icknield Way	+	-	0	0	-	0	0	0	0	0	✓	0	+	0	+	+	+	+	✓	+	0	0	+	+
02	Picket Twenty	+	-	-	0	0	0	0	0	0	0	✓	0	+	0	+	+	+	+	+	+	0	0	+	+
03	Walworth Industrial Estate	+	-	0	-	0	0	0	0	0	0	✓	-	0	+	0	+	0	0	0	0	0	0	0	0
04	Andover Business Park	+	-	0	0	-	0	0	0	0	0	✓	+	+	+	0	+	+	0	0	0	0	0	0	0
05	London Road	+	-	0	0	0	0	0	0	0	0	✓	✓	0	+	+	+	+	+	+	0	0	0	0	0
06	Ladies Walk	+	-	0	0	0	0	0	0	0	0	0	✓	0	0	0	0	0	0	✓	0	0	0	0	+
07	Andover Town Centre	✓	0	0	0	0	-	0	0	0	0	+	✓	0	+	+	+	+	+	+	0	0	0	0	+
01	University of Southampton Science	-	-	0	0	0	0	0	0	0	0	✓	0	0	0	-	0	0	+	0	0	0	0	-	-

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	Park																							
02	Former Bordens/AEP Site	✓	O	O	O	O	O	O	-	-	O	✓	+	+	O	+	+	+	+	+	O	O	O	+
03	Adanac Park	-	-	O	O	-	O	O	O	O	O	✓	O	O	+	+	O	O	+	O	O	O	O	-
04	Park & Ride at M271	+	-	O	O	-	O	O	O	O	O	O	+	O	+	O	+	O	O	O	O	O	O	O
05	Nursling Estate	+	+	O	-	O	O	O	O	O	O	✓	O	O	O	O	O	O	O	O	O	O	O	O
06	Romsey Brewery	✓	O	O	O	O	-	O	O	O	✓	+	+	O	+	O	+	+	+	+	+	+	+	+
07	Abbottswood	+	-	-	O	O	O	O	O	O	✓	O	+	O	+	-	O	O	O	O	O	O	O	+
08	Romsey Town Centre	✓	O	O	O	O	-	O	O	O	O	+	-	+	O	+	-	-	-	-	-	-	-	-
09	Ganger Farm	-	-	-	O	-	-	O	O	O	O	O	✓	O	O	-	+	+	+	+	O	O	O	-

Key:

- ✓ Potentially very positive impact; will contribute significantly to achieving this Local Plan objective
- + potentially positive impact; is likely to help achieve this Local Plan objective
- O negligible impact or irrelevant; unlikely to make a significant difference to this Local Plan objective
- potentially negative impact; may hinder achieving this Local Plan objective
- X potentially sever negative or adverse impact; likely to jeopardise achieving this Local Plan objective

