

Appendix IV Housing Site Appraisals

Introduction

- 1.1 This section sets out the appraisal methodology and individual site appraisals for housing sites submitted through the SHELAA and local plan 2040 consultation stages that reached Stage 5 (detailed assessment) of the site selection process.
- 1.2 The site appraisals set out in this appendix were undertaken at a point in time applying the SA framework as set out in the published Scoping Report (2020). Updates to the SA framework have been made for clarity and to provide a more focused appraisal of climate change, transport, accessibility, communities and health topics. These changes do not materially alter the framework set out in the published SA Scoping Report and applied to the appraisal of sites in this appendix.
- 1.3 It is important to recognise that individual site options are not reasonable alternatives in the context of local plan preparation. The objective of the local plan is to deliver site packages for the north and south of the plan area to meet objectively assessed needs and wider plan objectives. The appraisal of individual sites at Stage 5 of the site selection process forms part of the evidence base and has informed the shortlist of potential allocation sites. However, the formal Sustainability Appraisal relates to the appraisal of reasonable alternative growth scenarios (Section 6) and the preferred local plan strategy (Section 9). For the purposes of the SEA/SA Regulations the appraisal of the local plan relates to the assessment of the significant effects of the plan and reasonable alternatives.

Sustainability Appraisal Residential Site Assessment Framework

This section sets out the Sustainability Appraisal Framework that was used to appraise residential sites at Stage 5 (detailed assessment) of the site selection methodology.

Table 1: Performance

Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Table 2: Site Details

Site Name / Address	
Site reference / SHELAA No:	
Site area:	
Promoted Housing Capacity	

Table 3: Assessment Criteria

SA Objective	Draft Criteria	Assessment Criteria	Assessment
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	+	Promotion of the site includes provision to meet a particular identified housing need e.g. specialised housing for older persons (C2)/ accessible / self and custom build plots
		-	Promotion of the site precludes provision for meeting a particular identified housing need.
		?	No information provided
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst	A) Is the site likely to increase future economic and employment opportunities?	+	Promotion of the site includes a proposal for mixed use or commercial floorspace offering ongoing economic and employment opportunities. This may be in the form of an area of employment land and or a local

SA Objective	Draft Criteria	Assessment Criteria	Assessment
supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce			centre providing commercial / employment uses.
		O	No employment uses proposed
		-	Would result in loss of employment land
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance ¹ of a strategic employment site.
		+	A strategic employment site lies between 1600m and 5km distance. Alternatively, the site is within 400m of a bus stop or train station providing a frequent ² service to a strategic employment site.
		-	The site is over 400m from a bus stop/route providing a bus service to a strategic employment site and over 5km distance from a strategic employment site and/or there are major barriers to sustainable movement.
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site
		+	Standard connectivity (10-24 mbps) is available in close proximity to the site
		-	Limited or no connection (less than 10mbps connection) is available in close proximity to the site
		?	Insufficient information

¹ All distances throughout the assessment assume approximate walking distances and times as follows: 400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the ‘20 minute neighbourhood’ and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

² Frequent service would include at least an hourly service, starting before 8am and running until after 4.15pm.

SA Objective	Draft Criteria	Assessment Criteria		Assessment
	D) Is the site accessible to Andover or Romsey town centre?	++	The site is within 400m of a frequent ³ bus service or within 800m distance to the town centre, with an overall journey time, door to door of less than 1 hour.	
		+	The site is within 400m of a bus service to town centres and/or within 1600m of a town centre, with an overall journey time, door to door of less than 1 hour.	
		-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement.	
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel*	A) Is the site accessible to early years education provision?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	**Direct access means there is pedestrian or cycling access via footways, paths and cycleways to or adjacent to the site, this may include crossing points, as needed, but not via the vehicular carriageways of classified roads. ***Indirect access may involve some use of classified roads, but should not involve walking on the carriageway of an A-road, trunk road or dual carriageway.
		+	The site is within 800m distance with indirect access*** to footpaths and/or cycleways	
		+/-	The site is within 800m to 1.6km distance	
		-	The site is within 1.6 km to 5km distance	
		--	The site is over 5km in distance or there are major barriers to movement or the proposal could result in the loss of an early years provision.	
	B) Is the site accessible to a primary school?	++	The site is within 800m distance with direct access to footpaths and/or cycleways	
		+	The site is within 800m distance with indirect access to footpaths and/or cycleways	
		+/-	The site is within 800m to 1600m distance	
		-	The site is within 1600m to 5km distance	
		--	The site is over 5km in distance or there are major barriers to access, or the proposal could result in the loss of a primary school.	

³ Frequent service would include at least an hourly service, starting before 8am and running until after 4.15pm.

SA Objective	Draft Criteria	Assessment Criteria		Assessment
	C) Is the site accessible to a secondary school?	++	The site is within 1600m distance with direct** access to footpaths and/or cycleways.	
		+	The site is within 1600m distance with indirect*** access to footpaths and/or cycleways	
		+/-	The site has access to a direct bus or train route within 400m to a secondary school location, and with an overall journey time of 30 minutes maximum.	
		-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	
		--	The site is over 5km in distance and / or has no bus/rail service to secondary schools within 400m or the proposal could result in the loss of a secondary school.	
	D) Is the site accessible to a convenience store ⁴ including at a local / district / town centre?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	
		+	The site is within 800m distance with indirect access to footpaths and/or cycleways	
		+/-	The site is within 800m to 1.6km distance	
		-	The site is within 1.6 to 5km distance	
		--	The site is over 5km in distance or could result in the loss of such a facility	
	E) Is the site accessible to a	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	

⁴ A 'convenience store' could include a supermarket, village store, farm shop or petrol station with a shop selling fresh food (with or without a Post Office).

SA Objective	Draft Criteria	Assessment Criteria		Assessment
	primary healthcare facility (GP, health centre or Hospital) ⁵ ? [this does not include dentist provision]	+	The site is within 800m distance with indirect*** access to footpaths and/or cycleways	
		+/-	The site is within 800m to 1.6km distance	
		-	The site is within 1.6 to 5km distance	
		--	The site is over 5km in distance or could result in the loss of such a facility	
	F) Is the site accessible to a community facility ⁶ ?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	
		+	The site is within 800m distance with indirect*** access to footpaths and/or cycleways	
		+/-	The site is within 800m to 1.6km distance	
		-	The site is within 1.6 to 5km distance	
		--	The site is over 5km in distance or could result in the loss of such a facility	
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access** to cycleways and/or footpath networks	
		+	Direct access** to cycleways and footpaths however limited connection to wider networks.	
		-	No clear direct access** to footpaths and/or cycleways. Could include physical barriers such as a railway line.	
	H) Is the site accessible to a	++	Within 400m of a frequent ⁷ bus route or railway station connecting to major	

⁵ This does not include dentist provision

⁶ Taken to be a village hall, community hall, community centre, active place of worship, public house with some form of community role/service, or similar.

⁷ Frequent service would include at least an hourly service, starting before 8am and running until after 4.15pm.

SA Objective	Draft Criteria	Assessment Criteria	Assessment
	bus or rail service?		destinations ⁸ (including local towns or cities, which have onward connections to wider destinations).
		+	Within 400m of an infrequent bus route or railway station to major destinations (or within 800m of a frequent bus service).
		+/-	Within 800m of limited bus route or railway station to major destination
		-	No bus route or railway station in vicinity (800m) or there may be major barriers to accessing these services.
	l) Is the site able to connect to the highway?	+	No access constraints
		-	Potential access constraints
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	+	All or majority (at least half) of the site is previously developed land as defined by NPPF****.
		+/-	The site includes some previously developed land (less than half)
		-	The site is not previously developed land
			<i>*****Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry</i>

⁸ A major destination includes town and cities with public transport connections, including Andover, Romsey, Southampton, Winchester, Salisbury, Basingstoke, London.

SA Objective	Draft Criteria	Assessment Criteria		Assessment
				<i>buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. (NPPF, July 2021)</i>
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF	
		?	The classification of the site is not known or it is not clear whether it is classified as grade 3a or 3b	
		+/-	The site includes some best or most versatile agricultural land but not the majority of the site (i.e. less than half of the site).	
		-	The majority of the site is best and most versatile agricultural land as defined by NPPF	
		--	All of the site is best and most versatile agricultural land as defined by NPPF; or the majority of the site is grade 1 and / or 2 agricultural land	
	C) Does the site fall within a	O	Site does not lie within a mineral consultation area.	

SA Objective	Draft Criteria	Assessment Criteria		Assessment
	mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	
	D) Does the site include a former landfill site?	O	Site does not include land that comprises a former landfill site.	
		-	Site includes land that comprises a former landfill site – this comprises the minority of the site.	
		--	Site includes land that comprises a former landfill site – this comprises the majority of the site (over approximately 75%).	
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	
		+/-	The site partially falls within a source protection zone but not the majority of the site	
		-	The majority or all of the site is located within a source protection zone or the site includes areas within source protection zones 1 or 2.	
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public,	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	
		+	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is unlikely to be susceptible to groundwater flooding at ground level.	

SA Objective	Draft Criteria	Assessment Criteria		Assessment
economy and environment		+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	
		-	Majority of the site (at least half of the site) is within Flood Zone 2, and / or at medium risk of surface water and / or likely to be susceptible to groundwater flooding at the surface.	
		--	The majority of the site (at least half) is within Flood Zone 3, and / or at high risk of surface water and / or likely to be susceptible to groundwater flooding at the surface.	
Objective 7: Maintain and, where possible, enhance air quality	Would development of the site lead to concerns on air quality in light of national air quality objective levels?	0	No change in air quality	
		?	There is potential for change in air quality and requires further consideration	
		-	Potential for detrimental impact on air quality generated by the development and or impact on air quality affecting the development from surrounding uses.	
Objective 8: Conserve and, where possible, enhance the Borough's	A) Would development affect landscape character and / or	+	Potential for some positive effect on the landscape with potential to improve it.	
		+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	

SA Objective	Draft Criteria	Assessment Criteria		Assessment
landscape, townscapes and settlement character	protected landscapes?	0	No negative impact on the landscape character	
		-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.	
		--	Site is likely to have a significant negative effect on landscape, which may include adverse effects on designated landscapes (e.g. National Park and AONB) and their setting.	
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+	Has the potential to relate positively to the existing settlement and settlement edges and / or surroundings / context.	
		+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	
		-	Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual	0	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	
		-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence	

SA Objective	Draft Criteria	Assessment Criteria		Assessment
	coalescence, where this is relevant to settlement identity?	--	The site results in the coalescence of settlements in a way that adversely affects settlement identity.	
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	+	Development could conserve and enhance heritage assets and their setting	
		0	The development of this site would have no effect on the historic environment.	
		-	The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm	
		--	The development has the potential to impact on the significance of a heritage asset that has the potential to result in substantial harm or loss of heritage assets	
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	
		?	Additional information needed to clarify the potential effects on archaeological assets	
		-	Potential for an impact on archaeological assets that could affect the development of this site	
		--	Potential for an impact on archaeological assets that could preclude the development of the whole site	

SA Objective	Draft Criteria	Assessment Criteria		Assessment
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	+	Development would be likely to conserve, restore, and / or enhance protected sites	
		0	No protected sites or habitats identified on site or in the vicinity or are likely to be impacted.	
		-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	
		--	The development has the potential to result in significant harm to and/or direct losses of protected sites.	
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	++	The development has the potential to conserve habitats and species and would be likely to deliver enhancements to the local ecological network and / or provide realistic opportunities to deliver net gains for biodiversity on site beyond those that are likely to be legally required.	
		+	Development has the potential to conserve habitats and species and would conserve the local ecological network.	
		+/-	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	

SA Objective	Draft Criteria	Assessment Criteria		Assessment
		-	The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.	
		--	The development has the potential to result in significant harm to habitats (including irreplaceable habitats and / or priority habitats), species (including priority species) or the local ecological network.	
		?	Unknown at this stage	
	C) Would development conserve and enhance quality local green infrastructure provision?	+	Promotion of the site includes provision that would enable the conservation and enhancement of green infrastructure.	
	?	Insufficient information available		
	0	Likely to have a neutral impact on site, i.e. no gain or loss of GI, trees or woodland.		
	-	Site has the potential to result in the loss or harm to a form of local green infrastructure, including the loss of existing areas of established trees, green space, mature hedgerows or woodland.		
	D) Would development affect protected and unprotected trees?	+	No protected or unprotected trees on site or adjacent to the site.	
		+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	

SA Objective	Draft Criteria	Assessment Criteria		Assessment
		-	The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site	
		--	The site has severely limited feasibility for development as a result of the extensive presence of trees, either on or adjacent to the site, including protected trees	
Objective 11: Support the delivery of climate change mitigation and adaptation measures	A) Will the site contribute towards reducing our impact on the climate?	+	Site performed positively in relation to the majority of criteria relating to objectives 3, 4, 5, 6, 10	
		+/-	Site performed positively in relation to at least 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	
		-	For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases	
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m	
		+	There is a publicly accessible open space and / or equipped children's play space within 800m	
		+/-	Distance to closest identified area of open space (informal, allotments, parks and gardens or children and teenagers) – 801 – 1600m	
		-	Distance to identified area of open space (informal, allotments, parks and gardens or children and teenagers) greater than 1600m	

SA Objective	Draft Criteria	Assessment Criteria		Assessment
		--	The development of this site would result in the loss of existing open space	
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	
		+	Distance to nearest indoor sports facility or pitches and pavilion/changing facility - 801 – 1600m	
		+/-	Distance to indoor sports facility / and or sports pitches (with or without pavilion or changing facility) within 1600m.	
		-	Distance to any sports facility is more than 1600m	
		--	The development of this site would result in the loss of sport or recreation facilities	
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+	The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.	
		+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	
		-	The development of the site has the potential to impede/reduce access to the countryside and / or the availability of/access to public rights of way.	

SA Objective	Draft Criteria	Assessment Criteria		Assessment
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	+	No part of the site is likely to include any areas identified as likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A); • night time railway train noise >50 dB(A); or • industrial and commercial noise. 	
		-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A); • night time railway train noise >50 dB(A); or industrial and commercial noise 	
Commentary / Summary:				

Northern Test Valley Site Appraisals

SHELAA Ref	Site Name	Page Number
202	Andreena Land south of Ox Drove	21
258	Coachmans	31
204	Croft House	41
359	Land at Anna Valley, Salisbury Road	51
419	Land at Bailliffs Bottom	62
167	Land at Bere Hill	72
247	Land at Bere Hill Farm	84
165	Land at Finkley Down Farm	95
322	Land at Harewood Farm	107
281	Land at Homestead Farm	117
358	Land at Little Ann Bridge Farm	127
203	Land at London Road	137
173	Land at Manor Farm	149
61	Land east of Ludgershall	160
316	Land east of Short Lane	172
234	Land east of Smannell Road	181
340	Land east of the Middleway	193
305	Land North of Finkley Farm, Finkley Road	203
324	Land south of A342 and east of Shoddesden Lane	214
231	Land south of Finkley Farm	226
338	Land south of Forest Lane	240
404	Land south of London Road	250
441	Land south of London Road	260
76	Land to the rear of Down House	271
252	Littlebridge	282
12	Valley View Business Park	294
14	11 Ox Drove	303
31	9a Walworth Road	312

Southern Test Valley Site Appraisals

SHELAA Ref	Site Name	Page Number
344	Brentry Nursery, Jermyns Lane	324
253	Field's Farm	333
155	Land at Burma Road	343
285	Land at Castle Lane	352
146	Land at Chilworth Old Village	365
282	Land at corner of Highwood Lane & Botley Road	375
250	Land at Four Horseshoes Public House	385
284	Land at Ganger Farm (South)	394
139	Land at Lodge Farm	406
201	Land at Rownhams Lane	415
385	Land at Upton Lane	425
408	Land between London Road and Winton Hill (including Little Dean Yard), Stockbridge	434
41	Land north of Highwood Lane	448
384	Land north of Oxlease Meadows	457
187	Land north of Sandy Lane	466
169	Land off Flexford Road	475
356	Land off Highwood Lane	484
154	Land south of bypass	493
180	Land south of Crampmoor Lane	502
246	Land South of Flexford Road	511
370	Land south of Highwood Lane	520
255	Land south of Hoe Lane	529
295	Land to the north of Kind Edward Park, St James Park, Wheelhouse Park, Baddesley Road	538
236	Land West of Houghton Road	547
237	Land West of Test Valley School, Stockbridge	558
308	Oxlease House, Cupernham Lane	569

19	Packridge Farm	577
406	Roundabouts Copse	587
296	South side of Botley Road	596
312	Stoneham Park House and adj Property	605
394	Upton Triangle	614
82	Velmore Farm	623

Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Andreena Land South of Ox Drove, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 202 (2017)
Site area	5.053ha
Promoted Housing Capacity	152
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N)	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	Site is promoted for c152 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed.	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance ⁹ of a strategic employment site.	The site is within 1.6km of Walworth Business Park

⁹ All distances throughout the assessment assume approximate walking distances and times as follows: 400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the '20 minute neighbourhood' and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance		Commentary
diverse economy, with the availability of a skilled workforce	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	Ultrafast broadband is available in this location with speeds in excess of 100Mbps.
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is 3.3km from Andover Town Centre and is not connected by a regular bus service within 400m of the site. The site is within 740m of Locksbridge Road bus stop.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is within 1.5km of Finkley Down Farm Nursery and Pre-School.
	B) Is the site accessible to a Primary School?	-	The site is within 1600m to 5km distance	The site is within 2.3km of Vigo Primary school.
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	The site is within 1.7km of Winton Community Academy.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 547m of the One Stop Picket Piece.
	E) Is the site accessible to a Primary healthcare	-	The site is within 1.6 to 5km distance	The site is within 2.9km of the Adelaide Medical Centre.

SA Objective	Criteria	Performance	Commentary	
	facility (GP, Health Centre or Hospital) ¹⁰ ? [this does not include dentist provision]			
	F) Is the site accessible to a community facility ¹¹ ?	+/-	The site is within 800m to 1.6km distance.	The site is within 927m of the Picket Piece Social Club and Village Hall.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	+	Within 400m of an infrequent bus route or railway station to major destinations (or within 800m of a frequent bus service).	The site is within 740m of Locksbridge Road bus stop.
	I) Is the site able to connect to the highway?	+	No access constraints.	Site access can be achieved directly from the Ox Drove. An initial transport assessment is advised to examine site access.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	+/-	The site includes some previously developed land (less than half).	The majority of the site is greenfield. There is some limited residential development in the centre of the site.
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF.	The site falls within the 'not surveyed' and 'other' categories of the agricultural land classification. The site does not comprise best or most versatile agricultural land as defined by the NPPF.

¹⁰ This does not include dentist provision

¹¹ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	The site does not fall within a minerals and waste consultation area or minerals resource area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	The site does not lie within an historic landfill site in accordance with DEFRA data.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The site does not lie within a groundwater source protection zone.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The site is entirely in flood zone 1 and is within an area of limited potential for groundwater flooding.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	<p>The proposed development of c152 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas but this</p>

SA Objective	Criteria	Performance		Commentary
				would need to be further explored in terms of potential cumulative effects.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.	<p>Variations in sensitivity - across multiple parcels. Rising landform and prominent undulating topography in the southernmost parcel rising to road and woodlands mean this is highly constrained to development other than the left hand portion (first third of the parcel) which relates most strongly to the existing development edge. The rest of the southern parcel is valuable green infrastructure and habitat buffer for the adjacent ancient woodland. Provisional sensitivity rating: moderate-high.</p> <p>In the central parcel, a strong mature tree line divides it into two compartments. The more open field to the east drops down to ancient woodland and is the most sensitive. The visually contained western part is less sensitive - moderate.</p> <p>The northernmost parcel is very open and elevated, sitting on top of a hill, and has no scope for the development scenario – highly sensitive.</p>
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+	Has the potential to relate positively to the existing settlement and settlement edges and/or surroundings/context.	<p>The northern part of the site and south western land parcel are within the Andover settlement boundary. It may be logical for the whole site to be included within the settlement boundary as it would be effectively a rounding off and land to the east of this site and south of Ox Drove is included within the settlement boundary.</p> <p>The site is sustainably located in relation to the settlement and essential infrastructure and services.</p>

SA Objective	Criteria	Performance		Commentary
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	Development of this site for residential development would not have a significant impact upon the distinction between settlements or lead to risk of physical or visual coalescence. It may be logical for the whole site to be included in within the settlement boundary as it would be effectively a rounding off and land to the east of this site and south of Ox Drove is included within the settlement boundary.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○	The development of this site would have no effect on the historic environment.	The site is not within a conservation area and does not have an impact on the setting of a CA or listed building.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	There are no archaeological sites currently recorded although linear cropmarks suggestive of historic or prehistoric boundaries cross the site or appear to align to cross the site. There are substantive archaeological sites recorded within this landscape but archaeological evaluation ahead of development in areas close by have not generally encountered complex archaeological remains. The site does have some archaeological potential, but it is unlikely that this will emerge as a constraint to the allocation.
Objective 10: Conserve and, where possible, enhance biodiversity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with	-	The development has the potential to result in or contribute to indirect and or cumulative	The site would not have a direct impact on protected habitats. There are a sites of importance for nature conservation (SINC) located to the east of the site (adjacent to Andover Farm) and south of London Road. There is also ancient woodland

SA Objective	Criteria	Performance		Commentary
and habitat connectivity	relevant legislation and national policy?		adverse effects on protected sites.	located to the south east within land contained south of London Road and east of the Middleway. Consideration will need to be given to cumulative impact from recreational disturbance. The site falls within the Solent catchment for nitrates and associated mitigation requirements.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+	Development has the potential to conserve habitats and species and would conserve the local ecological network.	A phase 1 ecological survey will determine presence of and impact on habitats and species on site. There is potential for BNG to be delivered through a housing proposal. The whole site forms part of an area identified as providing network opportunities for the local ecological network. Impact of redevelopment of the site on the LEN will need to be considered in further detail.
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	The whole site forms part of an area identified as providing network opportunities for the local ecological network. Impact of redevelopment of the site on the LEN will need to be considered in further detail. There is insufficient information at this stage in terms of site layout to determine integration with the local ecological network.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are no TPOs located within the site. The site boundary is tree lined and there are trees within the north of the site. A tree survey will be required to assess the trees on site and how they would be impacted from the proposed development.
Objective 11: Support the delivery of climate change mitigation and	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a	The site is sustainably located partly within the eastern Andover settlement boundary with connectivity to essential services and amenities. This is a greenfield site partly within the settlement

SA Objective	Criteria	Performance		Commentary
adaptation measures			mixed performance on objectives 3, 4, 5, 6, 10.	boundary and the inclusion of the whole site would round off the existing settlement boundary. The site is not affected by ecological / environmental constraints that would preclude potential consideration for housing.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible open space and / or equipped children's play space within 800m	Picket Piece Sports Ground is within approximately 650m of the site.
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	Picket Piece Sports Ground is within approximately 650m of the site.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: * night time road traffic noise >50 dB(A) Lnight; * night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise	The site is abuts the Ox Drove which is not within a DEFRA noise buffer zone. To the west of the site is Walworth Business Park which may be a source of noise disturbance. However, there is existing residential development directly to the north of the proposed site which is equal distance to the employment site.
Commentary / Summary:				

SA Objective	Criteria	Performance	Commentary
			<p>This site is sustainably located with good accessibility to essential services and amenities and is well related to the settlement of Andover. Approximately 50% of the site is within the settlement boundary and does not require allocation. Site is also located off the Ox Drove road where there is limited capacity to support new development. There is higher landscape sensitivity in this location which alongside highways constraints makes it inappropriate to allocate the wider site (outside the settlement boundary).</p>



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Test Valley
Borough Council

Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Coachman's, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 258 (2019)
Site area:	0.8ha
Promoted Housing Capacity	20
Officer Assessed Housing Capacity	90 (assessed capacity for wider site 441)
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	The site is submitted for c20 dwellings. The submission does not specify meeting a specific housing need.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment	++	The site is within 1600m distance ¹² of a	The site is within 1.6km of Walworth Business Park Extension.

¹² All distances throughout the assessment assume approximate walking distances and times as follows:

400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the '20 minute neighbourhood' and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance	Commentary	
productivity and the promotion of a diverse economy, with the availability of a skilled workforce	site by sustainable modes of transport?		strategic employment site.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	The site is capable of connecting to ultra-fast broadband with speeds of at least 24 Mbps.
	Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is within 3.2km of Andover town centre and is connected by a frequent bus service.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is 1.2km from Egg Day Nursery.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is 1.1km from Pilgrims Cross Primary School.
	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a secondary school location, and with an overall journey time of 30 minutes maximum.	The site is 1.9km from Winton Community Academy.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is 1.3km from the Co-op Food Picket Twenty.

SA Objective	Criteria	Performance	Commentary	
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹³ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is 2.8km from Adelaide Medical Centre.
	F) Is the site accessible to a community facility ¹⁴ ?	+/-	The site is within 800m to 1.6km distance	The site is 1.2km from Picket Twenty Community Hall.
	G) Can the site readily connect to cycleways and footpath networks?	-	No clear direct access** to footpaths and/or cycleways. Could include physical barriers such as a railway line.	In isolation, the site has no clear direct access to footpaths and or cycleways. If the site is brought forward with adjoining land parcels to the south linking with the existing Local Plan allocation linkages could potentially be achieved.
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations ¹⁵ (including local towns or cities, which have onward connections to wider destinations).	The site is within 140m to Abory Care home bus stop which would be accessed from the B3400 London Road.

¹³ This does not include dentist provision

¹⁴ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

¹⁵ A major destination includes town and cities with public transport connections, including Andover, Romsey, Southampton, Winchester, Salisbury, Basingstoke, London.

SA Objective	Criteria	Performance		Commentary
	I) Is the site able to connect to the highway?	-	Potential access constraints	<p>The site promoter has identified that the site could be accessed directly from the B3400 London Road where there is an existing access serving the 'Coachmans'.</p> <p>Access options will also relate to whether this site comes forward with adjoining land to the south where there is an option for access to be achieved through the existing allocation and developed site.</p>
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	+/-	The site includes some previously developed land (less than half)	The site currently includes some residential development. Areas of garden and paddock on site are not classified as PDL.
	B) Will development result in the loss of best or most versatile agricultural land?	?	The classification of the site is not known or it is not clear whether it is classified as grade 3a or 3b	According to the agricultural land classification the site is unclassified.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The whole of the site is outside groundwater source protection zones.

SA Objective	Criteria	Performance		Commentary
management of water resources.				
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The site is entirely within flood zone 1 and of limited susceptibility to groundwater flooding.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	<p>The proposed development of c20 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	Variations in sensitivity - across multiple parcels. Rising landform and prominent undulating topography in the southernmost parcel rising to road and woodlands mean this is highly constrained. The left hand portion (first third of the parcel - pertinent to this site) relates most strongly to the existing development edge. The rest of the southern parcel is valuable green infrastructure and habitat buffer for the adjacent ancient woodland. Provisional sensitivity rating: moderate-high. In the central parcel, a strong mature tree line divides it into two compartments. The more

SA Objective	Criteria	Performance		Commentary
				open field to the east drops down to ancient woodland and is the most sensitive. The visually contained western part is less sensitive - moderate.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	The site is adjacent to land (to the south) allocated for housing and open space (Policy COM6A) in the adopted Local Plan. There is potential for this site to relate positively to the existing allocation and planning permission to the south. This will need to consider the potential option of comprehensive development with land adjoining to the south and compliance with Policy COM6A. Subject to policy compliance as part of a wider housing allocation the site has the potential to form a positive impact in relation to the existing settlement edge.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence.	The site is outside the settlement boundary of Andover and adjacent to Local Plan allocation COM6A Picket Twenty, Andover (Map F) which is allocated for housing and open space. The site does not have an adverse impact on the distinction between settlements or coalescence.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○	The development of this site would have no effect on the historic environment.	The site is not within or near a Conservation Area. There are no listed buildings that would be affected.
	B) Is development likely to conserve or enhance the	?	Additional information needed to clarify the	There are no archaeological sites currently recorded. The site does have some archaeological

SA Objective	Criteria	Performance		Commentary
	significance of sites of archaeological interest?		potential effects on archaeological assets	potential related to the proximity of the prehistoric burial landscape. However the recent archaeological work at the burial mounds suggest that a substantive Roman site exists in this landscape of proximity that they disposed of rubbish in the ditch of the burial mounds, but not in the existing development to the south. This does suggest a high archaeological potential on this north edge. If a substantial Roman site exists this will be a material consideration but less likely that this will emerge as a constraint to the allocation. Existing development may have compromised the archaeological potential in some places.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	There are no protected habitats within the site or adjacent. There are a sites of importance for nature conservation (SINC) located to the east of the site (adjacent to Andover Farm) and to the south of the local plan allocation site. There is also ancient woodland located to the south east within land contained south of London Road and east of the Middleway. Consideration will need to be given to cumulative impact from recreational disturbance. The site falls within the Solent catchment for nitrates and associated mitigation requirements.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/-	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local	A phase 1 ecological survey would be required to determine species and habitats on site. Part of the site boundary and land adjacent to the site is identified as a LEN network opportunity area where there is potential to maintain and establish links.

SA Objective	Criteria	Performance		Commentary
			ecological network / future connectivity.	Further information is required in terms of how BNG will be achieved.
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	Part of the site boundary and land adjacent to the site is identified as a LEN network opportunity area where there is potential to maintain and establish links. No information has been submitted regarding site layout so it is uncertain at this stage how GI would be conserved and extended.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are no TPOs within the site or on the site boundary that would be affected by the development. There are unprotected trees on the site boundary. From initial assessment development of the site is not significantly constrained by trees.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+	Site performed positively in relation to the majority of criteria relating to objectives 3, 4, 5, 6, 10	The site is sustainably located adjacent to the Andover settlement boundary with access to local services and amenities. Confirmation is required that site access can be achieved. In other respects the site is relatively unconstrained.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible open space and / or equipped children's play space within 800m	The site is within 800m of Picket Twenty Sports Ground and Pitches.
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or sports pitches with	The site is within 800m of Picket Twenty Sports Ground and Pitches.

SA Objective	Criteria	Performance	Commentary
			pavilion/changing facility – up to 800m
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or industrial and commercial noise
Commentary / Summary:			
The site is sustainably located adjacent to the Andover settlement boundary partly within an existing housing allocation site with access to local services and amenities. The site is adjacent to land (to the south) allocated for housing and open space (Policy COM6A) in the adopted Local Plan. The site promoter (Persimmon) has control over site access through the existing allocation to the south. Site is relatively unconstrained, potential noise considerations from the London Road and some landscape sensitivity to the north. The site also forms part of the wider land promotion (site 441).			



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Test Valley Borough Council 10054993 2023.



Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Croft House, Penton Corner
Site reference / SHELAA No: / Submission Date	SHELAA 204 (2017)
Site area:	3.18ha
Promoted Housing Capacity	90
Officer Assessed Housing Capacity	90
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided	Site is promoted for c90 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed.	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance ¹⁶ of a strategic employment site.	The site is within less than 1.6m to Portway Business Park, Andover.

¹⁶ All distances throughout the assessment assume approximate walking distances and times as follows: 400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the '20 minute neighbourhood' and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance		Commentary
diverse economy, with the availability of a skilled workforce	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is 4.2km from Andover town centre but not connected by a regular bus service.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is 1.3km from County Day Nursery.
	B) Is the site accessible to a Primary School?	-	The site is within 1600m to 5km distance	The site is 2.7km from Portway Infants and Junior School.
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	The site is 2.6km from Harrow Way Community School.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is 1.6km from Aldi Weyhill Road

SA Objective	Criteria	Performance	Commentary	
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹⁷ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is 3km from Charlton Hill Surgery.
	F) Is the site accessible to a community facility ¹⁸ ?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	The site is 800m from Penton Hall.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	+/-	Within 800m of limited bus route or railway station to major destination.	The site is within 500m of Short Lane bus stop.
	I) Is the site able to connect to the highway?	-	Potential access constraints	Possible access from Harrow Way. Access could potentially be achieved from adjacent land parcel (Site 281) at Homestead Farm if this site were also to come forward.
Objective 4: Encourage the efficient use of land	A) Is the site on previously developed land?	+/-	The site includes some previously developed land (less than half)	Most of the site appears to be greenfield from available aerial photography.

¹⁷ This does not include dentist provision

¹⁸ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
and conserve soil resources.	B) Will development result in the loss of best or most versatile agricultural land?	-	The majority [#] of the site is best and most versatile agricultural land as defined by NPPF	Most of the site is Grade 3a agricultural land excluding previously developed land.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	-	The majority [#] or all of the site is located within a source protection zone or the site includes areas within source protection zones 1 or 2.	The vast majority of the site falls within a Grade 2 Groundwater Source protection zone.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The site is located in FZ1 with limited susceptibility to groundwater flooding.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	The proposed development of c90 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.

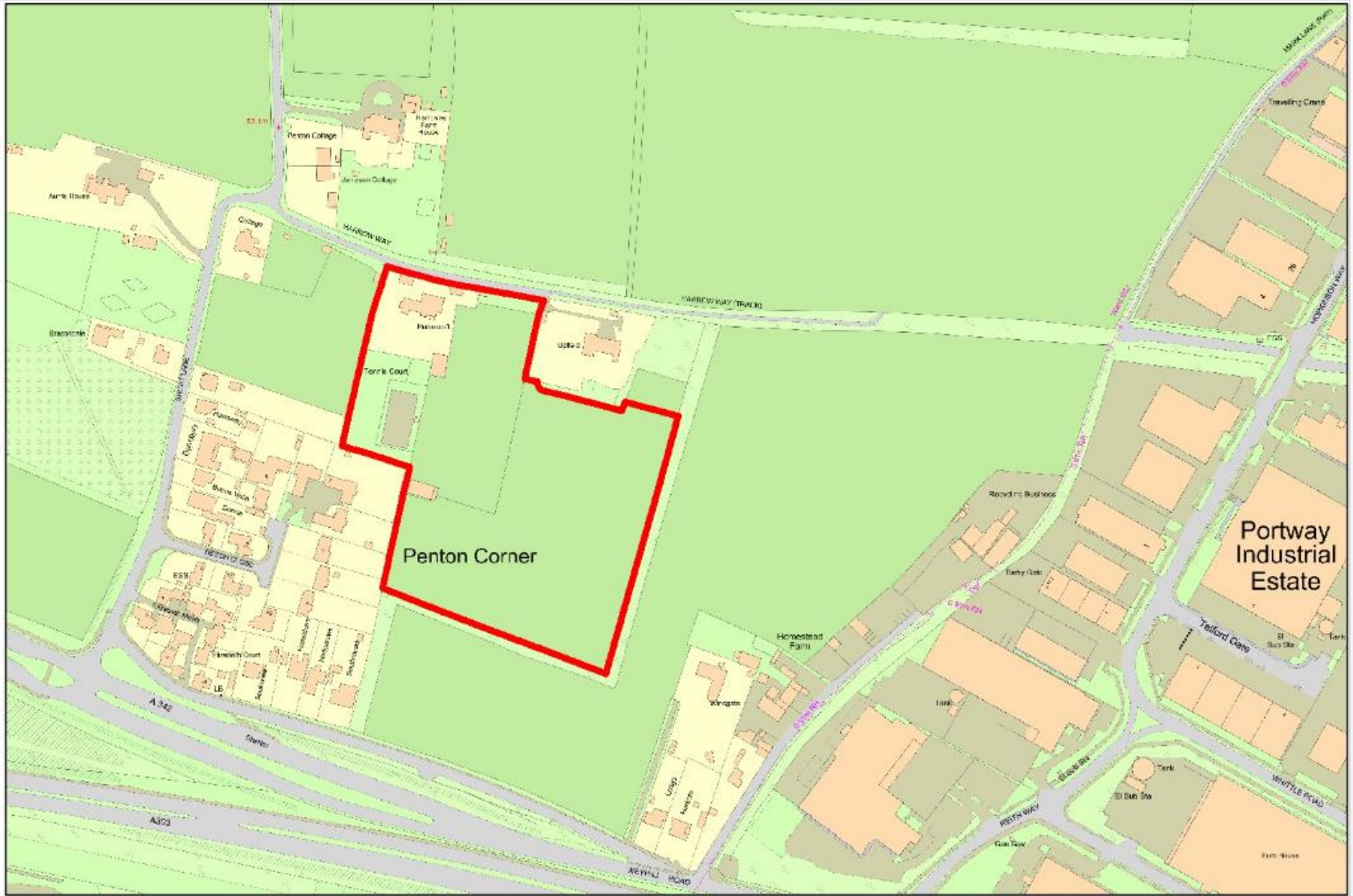
SA Objective	Criteria	Performance		Commentary
				<p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p> <p>However, Portway Business Park is almost adjacent to the site and Andover Business Park is located to the south which may expose new development to sources of air pollutants affecting residential amenity.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.	<p>No impact on designated landscapes. The site lies within the semi enclosed clay plateau farmland landscape character type.</p> <p>A small, but highly sloping parcel of land immediately to the east of the conservation area, with fine trees and highly constrained for development – highly sensitive.</p>
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	-	Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	Penton Corner is a small Hamlet with very limited services to the west of Andover. A development of 90 dwellings is disproportionate to the existing settlement.
	C) Does the site have the potential to impact the distinction between	-	The site would result in a reduction in the distinction /	The site falls within a local gap area and raises significant issues in respect of settlement

SA Objective	Criteria	Performance		Commentary
	settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?		separation of settlements through a degree of visual and / or physical coalescence	distinction, coalescence and the merging of the hamlet of Penton Corner with Andover.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	-	The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm	The site is not within a Conservation Area, but consideration will need to be given to possible impacts on the setting of Penton Grafton Conservation Area.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	There is a possible Bronze Age burial site recorded at the eastern margin of the site. Other Bronze Age burial sites exist in some number in the vicinity and some in adjacent fields. The site has a high archaeological potential, and it is likely that archaeological remains will be encountered during development. However, it is not likely that these archaeological remains would constrain the allocation.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	○	No protected sites or habitats identified on site or in the vicinity or are likely to be impacted.	No protected sites or habitats identified on site or in the vicinity or are likely to be impacted.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and	+/-	Development would be likely to conserve habitats and species; however it	A phase 1 ecology survey would assist in determining the presence of habitats and species on site. All of the undeveloped land within the site is


SA Objective	Criteria	Performance		Commentary
	enhance the local ecological network?		may limit or compromise opportunities to enhance the local ecological network / future connectivity.	within a LEN opportunity area so consideration would need to be given to the impact here.
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	Insufficient information available at this stage in terms of detailed proposals for enhancing local green infrastructure provision. All of the undeveloped land within the site is within a LEN opportunity area so consideration would need to be given to the impact here.
	D) Would development affect protected and unprotected trees?	-	The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site	There are no TPOs within the site. There are unprotected trees lining the site boundary. If this site were to be brought forward in isolation this may be achieved without tree loss. However, if adjoining land parcels were brought forward this would likely involve the loss of trees. A tree survey would assist in determining the value of trees on site and the impact of development.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	-	For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases	The site has limited accessibility to essential services and amenities but is located adjacent to Andover. The site would involve the loss of grade 3a agricultural land and is also within a groundwater source protection zone. No significant ecological constraints identified at this stage.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+/-	Distance to closest identified area of open space (informal, allotments, parks and gardens	The site is approximately 1km from Penton Lane open space and sports facilities (tennis club).

SA Objective	Criteria	Performance	Commentary
			or children and teenagers) – 801 – 1600m
	B) Is the site accessible to sport facilities?	+	Distance to nearest indoor sports facility or pitches and pavilion/changing facility - 801 – 1600m
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+	The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or industrial and commercial noise

SA Objective	Criteria	Performance	Commentary
Commentary / Summary			
<p>Penton Corner is a small Hamlet with very limited services to the west of Andover. A development of 90 dwellings is disproportionate to the existing settlement. The site falls within a local gap area and raises significant issues in respect of settlement distinction, coalescence and the merging of the hamlet of Penton Corner with Andover. The site is partly within a DEFRA noise buffer zone where mitigation would be required. Site is located in area of high landscape sensitivity, impact on local gap, noise and transport access constraints make it inappropriate for residential development.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Land at Anna Valley, Salisbury Road, Andover, Hampshire
Site reference / SHELAA No: / Submission Date	SHELAA 359 (2021)
Site area:	9.8ha
Promoted Housing Capacity	250
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No Information provided.	Housing is promoted for general residential use and not to meet needs of a specific group or housing type. The site is promoted for c250 residential dwellings.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	0	No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	+	A strategic employment site lies between 1600m and 5km distance. Alternatively, the site is within 400m of a bus stop or train	The nearest strategic employment site is Glenmore Business Park (Andover) but this is not within 1.6km.

SA Objective	Criteria	Performance	Commentary
			station providing a frequent* service to a strategic employment site.
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.
	B) Is the site accessible to a Primary School?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.
	C) Is the site accessible to a Secondary School?	++	The site is within 1600m distance
			The site is 448m from Little World Day Nursery.
			The site is 652m from Balksbury Infant and Juniors School.
			The site is 748m from the John Hanson Community School.

SA Objective	Criteria	Performance	Commentary
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹⁹ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance
	F) Is the site accessible to a community facility ²⁰ ?	+/-	The site is within 800m to 1.6km distance
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	+	Within 400m of an infrequent bus route or railway station to major destinations (or

¹⁹ This does not include dentist provision

²⁰ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
			within 800m of a frequent bus service.	
	I) Is the site able to connect to the highway?	-	Potential access constraints	The site is bound by the A343 and A303 Salisbury Road. There is uncertainty of access from the A roads. Transport access appraisal to be undertaken by site promoter.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	+/-	The site includes some previously developed land (less than half)	The site is predominantly greenfield with a small access road to the north east of the site which provides access to a commercial / agricultural building.
	B) Will development result in the loss of best or most versatile agricultural land?	--	All of the site is best and most versatile agricultural land as defined by NPPF; or the majority# of the site is grade 1 and / or 2 agricultural land	Development would result in the loss of Grade 2 and 3a Agricultural Land. All of the site is best and most versatile agricultural land as defined by NPPF; or the majority# of the site is grade 1 and / or 2 agricultural land NPPF (2021) describes 'best and most versatile agricultural land' as any land in grades 1, 2 and 3a of the Agricultural Land Classification.
	C) Does the site fall within a mineral and waste consultation area?	0	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	The site does not lie within an historic landfill area in accordance with DEFRA data.
Objective 5. Conserve and, where possible, enhance the water	A) Is site within a groundwater source protection zone?	-	The majority# or all of the site is located within a	The site is predominantly within Groundwater Protection zone 1. A small proportion of the site at the southern tip is outside of the GPZ's.

SA Objective	Criteria	Performance	Commentary
environment and ensure the sustainable management of water resources.			source protection zone or the site includes areas within source protection zones 1 or 2.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is unlikely to be susceptible to groundwater flooding at ground level.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	0	No change in air quality
			The proposed development of c400 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas but this would need to be further explored in terms of potential cumulative effects.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to
			Very elevated chalk dome landform and strongly rural character with open open rolling landscape. To the east, the ring road separates the easternmost part of the parcel from the rest and the vegetated character creates visual containment - moderate to high sensitivity.

SA Objective	Criteria	Performance	Commentary
			development in terms of landscape impact.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+ / -	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	-	The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm There is a SAM (Balksbury hillfort) east of the site. While it may be that development on this site would not affect the setting of the SAM, further assessment would be required if the site is carried forward for consideration.

SA Objective	Criteria	Performance		Commentary
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	<p>Little substantive is currently recorded. Soil marks suggest a prehistoric or medieval field system lie across the site. It is likely that archaeological remains which are as yet unlocated will be encountered, but it seems very unlikely that these will emerge as a constraint to the allocation.</p> <p>To the south is the prominent hill at Bury which is a Scheduled Monument. It seems likely that this site is within the wider setting of the monument but less clear how much it contributes to the setting. Some on the ground confirmation may be needed.</p>
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	0	No protected sites or habitats identified on site or in the vicinity or are likely to be impacted.	Site is located within a nutrient catchment zone where mitigation is required.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+ / -	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	A phase 1 ecology survey would be required to determine the presence of habitats and species. There is potential for BNG to be delivered through a housing proposal.
	C) Would development conserve and enhance	?	Insufficient information available	Insufficient information available at this stage in terms of detailed proposals for enhancing local green infrastructure provision.

SA Objective	Criteria	Performance		Commentary
	quality local green infrastructure provision?			
	D) Would development affect protected and unprotected trees?	+ / -	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are no TPO trees within the site. There are trees on the site boundary edge and to the north eastern corner of the site. Although there are no TPOs on site a tree survey would assist in determining the value of trees on site and in order to assess the impact of the development. Indicative masterplanning would assist in assessing impact.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	Site access is uncertain from the A303 (Salisbury Road) or A343 for a development of c250 and a transport access assessment is required . The site has reasonable access to services and amenities in Andover. The site is within a minerals safeguarding area for sand and gravel and is Grade3a and Grade 2 agricultural land. The site is within a zone 1 groundwater source protection zone. No significant floodrisk or ecological constraints at this stage.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible open space and / or equipped children's play space within 800m	The site is within 700m of land at Valley Mead.

SA Objective	Criteria	Performance	Commentary
	B) Is the site accessible to sport facilities?	++ Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	The site is approximately 650m from the Lawn Tennis Club Balksbury Hill.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	The proposed development would allow for the retention of local rights of way. Indicative masterplanning would be helpful to assess site layout and whether enhancements can be delivered.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	- Any part of the site is likely to be exposed to: * night time road traffic noise >50 dB(A) Lnight; * night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise.	The site is adjacent to the A303 and A343 Salisbury Road. A noise impact assessment would be required to assess impact on the proposed development. Proposed development in this location would require noise attenuation measures.
Commentary / Summary:			

SA Objective	Criteria	Performance	Commentary
			<p>The site is located in open countryside and is not well related to the settlement of Andover. Development of the site would also result in the coalescence of Andover and Abbots Ann. Development in this location and scale would also have an adverse impact on the Abbots Ann Conservation area. This site location is also in an area of higher landscape sensitivity where residential development will be inappropriate. This site and adjacent site promotions have also been excluded as they would constitute a new settlement and there are alternative more sustainable options to meet housing need.</p>

Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land at Baliffs Bottom, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 419 (2022)
Site area:	11.39ha
Promoted Housing Capacity	342
Officer Assessed Housing Capacity	350
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	Site is promoted for c350 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed.	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by	++	The site is within 1600m distance ²¹ of a strategic employment site.	The site is within 1.6km of Walworth Business Park.

²¹ All distances throughout the assessment assume approximate walking distances and times as follows: 400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the '20 minute neighbourhood' and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance	Commentary	
promotion of a diverse economy, with the availability of a skilled workforce	sustainable modes of transport?			
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	Connectivity is available to ultrafast broadband with speeds over 100 Mbps.
	Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is 1.9km from Andover Town Centre and is connected by a regular bus service within 400m of the site.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+	The site is within 800m distance with indirect access*** to footpaths and/or cycleways	The site is within 800m of the Egg Day Nursery.
	B) Is the site accessible to a Primary School?	+	The site is within 800m distance with indirect access to footpaths and/or cycleways	The site is within 800m of the Pilgrims Cross Primary School.
	C) Is the site accessible to a Secondary School?	+	The site is within 1600m distance with indirect*** access to footpaths and/or cycleways	The site is within 1.5km of the Winton Community Academy.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+	The site is within 800m distance with indirect access to footpaths and/or cycleways	The site is within 750m of the Co-op Food Picket Twenty.
	E) Is the site accessible to a Primary healthcare	+/-	The site is within 800m to 1.6km distance	The site is within 1.6m of the Adelaide Medical Centre.

SA Objective	Criteria	Performance		Commentary
	facility (GP, Health Centre or Hospital) ²² ? [this does not include dentist provision]			
	F) Is the site accessible to a community facility ²³ ?	+	The site is within 800m distance with indirect ^{***} access to footpaths and/or cycleways	The site is within 800m of the Picket Twenty Community Hall.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access ^{**} to cycleways and/or footpath networks	Direct access ^{**} to cycleways and/or footpath networks
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations ²⁴ (including local towns or cities, which have onward connections to wider destinations).	The site is 160m from Boutler Road bus stop.
	I) Is the site able to connect to the highway?	+	No access constraints	The site abuts the A3093 and Micheldever Road. Within the SHELAA submission the site promoter has stated that ability for site access has been retained over the roundabout land owned by Persimmon.
Objective 4: Encourage the efficient use of land	A) Is the site on previously developed land?	-	The site is not previously developed land	The whole of the site is greenfield.

²² This does not include dentist provision

²³ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

²⁴ A major destination includes town and cities with public transport connections, including Andover, Romsey, Southampton, Winchester, Salisbury, Basingstoke, London.

SA Objective	Criteria	Performance		Commentary
and conserve soil resources.	B) Will development result in the loss of best or most versatile agricultural land?	-	The majority# of the site is best and most versatile agricultural land as defined by NPPF	The majority of the site is Grade 3a agricultural land according to the Agricultural Land Classification.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The site does not fall within a groundwater source protection zone.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The whole site is located within flood zone 1 with limited potential for groundwater flooding. There is some risk of surface water flooding on the eastern site boundary.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	The proposed development of c350 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.

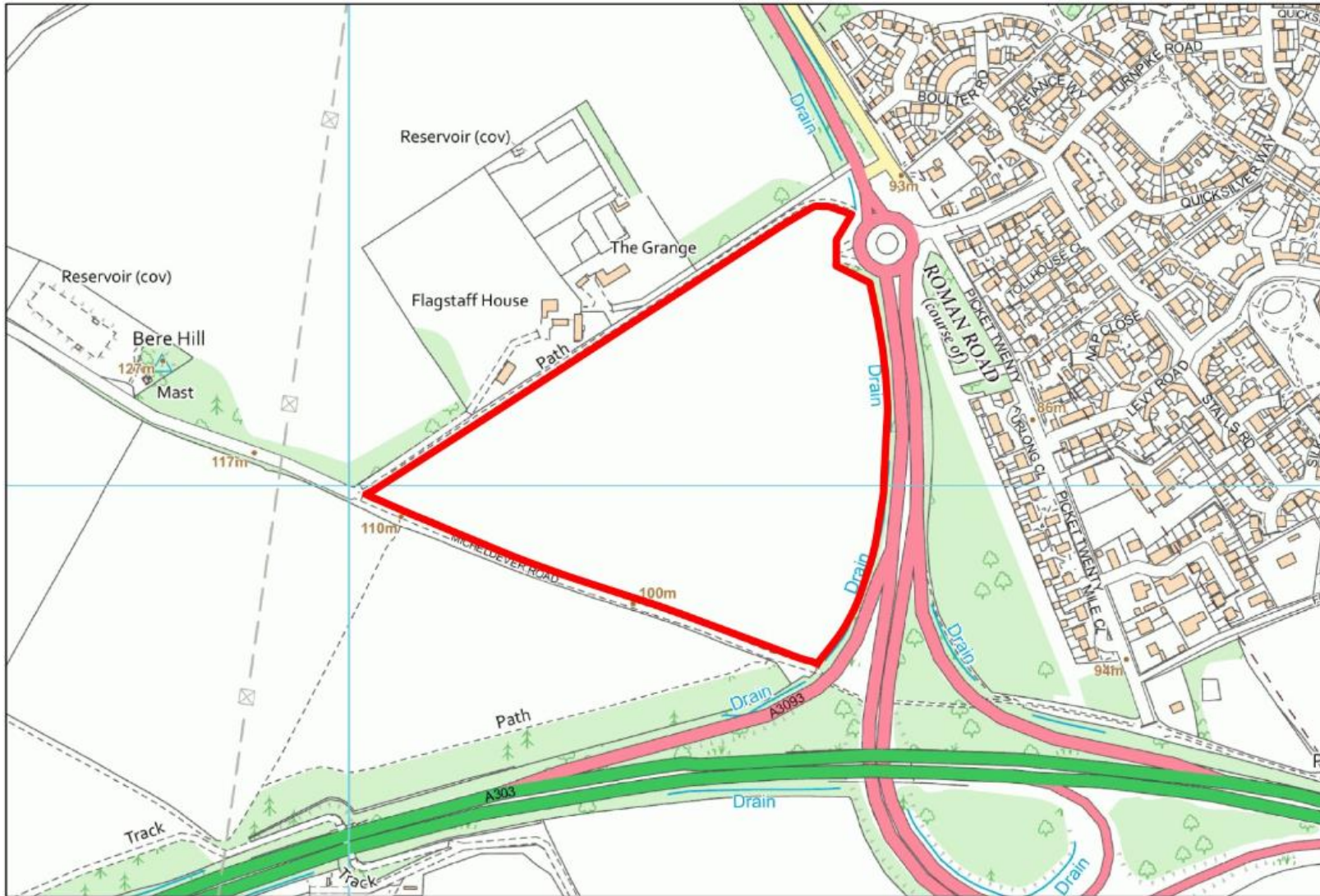
SA Objective	Criteria	Performance		Commentary
				At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	<p>The proposed development adjacent to Andover's southern settlement boundary would not have an impact on designated landscapes. The site is bounded by the A303 and A3093 which provide a defensible boundary. The site is within the 'Open Chalklands' character type.</p> <p>Open and rolling chalk landscapes define much of the land parcel and are susceptible to the change scenario. There is a sense of time depth created by the sunken lane/holloway at Micheldever Road.</p> <p>A simple landscape pattern of expansive scale, with fields under arable cultivation and with eroded field boundary structure, which reduces susceptibility.</p> <p>The aural presence of the A303, and visual intrusion created by the pylon line and the large multi-field solar array south of the A303, create urbanising influences which locally reduce susceptibility.</p> <p>A generally well-integrated, treed and wooded settlement edge, partly contained within</p>

SA Objective	Criteria	Performance		Commentary
				remnant co-axial field boundary lines. The parcels have a Moderate-High overall sensitivity to change arising from the scenario. The expansive views and sense of openness raise sensitivity overall.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+	Has the potential to relate positively to the existing settlement and settlement edges and/or surroundings/context.	The site is located adjacent to the southern settlement boundary of Andover. The site has good accessibility and essential services and amenities. The A303 and A3093 provide a clear defensible boundary. There is existing development to the east and west of a density typical of the main urban area. Potential inclusion of land within this location within the settlement boundary could be considered a natural rounding off the boundary.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence.	It is not considered that development in this location would have an impact on the distinction between settlements or pose a risk of physical or visual coalescence.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	-	The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm.	The site is not located within a conservation area. Key heritage considerations include potential impact on the setting of ladies walk and the iron bridge. These heritage assets and their setting can be preserved by the application of appropriate buffer areas. There are listed buildings on the A3093 and consideration will need to be given to setting.


SA Objective	Criteria	Performance		Commentary
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	The site is within a yellow buffer zone in respect of an area of archaeological potential. No archaeological sites recorded on site but some archaeological potential.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	Land to the south of the site within Harewood Forest and to the east is designated as Ancient Woodland and Sites of Nature Conservation Interest. Consideration will need to be given to cumulative impact on these habitats. The site falls within the Solent catchment for nitrates and associated mitigation requirements.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+	Development has the potential to conserve habitats and species and would conserve the local ecological network.	A phase 1 ecological survey will determine presence of and impact on habitats and species on site. There is potential for BNG to be delivered through a housing proposal. The site has the potential to link to non-statutory ecological networks and opportunity areas.
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	Insufficient information available at this stage in terms of detailed proposals for enhancing local green infrastructure provision. However, areas adjacent to the site have been identified as opportunity areas to extend the local ecological network with potential to integrate with these areas.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are no TPOs within the site. There are trees located on the site boundary. A tree survey would assist in determining the value of trees on site. It is considered likely that the site could be brought forward without tree loss.

SA Objective	Criteria		Performance	Commentary
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+	Site performed positively in relation to the majority of criteria relating to objectives 3, 4, 5, 6, 1	The site is located with good accessibility to essential services and amenities and is well related to the settlement of Andover. The site is relatively unconstrained although development will result in the loss of agricultural land.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+/-	Distance to closest identified area of open space (informal, allotments, parks and gardens or children and teenagers) – 801 – 1600m	The site is approximately 1.1km from the Picket Twenty Sports Ground.
	B) Is the site accessible to sport facilities?	+	Distance to nearest indoor sports facility or pitches and pavilion/changing facility - 801 – 1600m	The site is approximately 1.1km from the Picket Twenty Sports Ground.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	Insufficient information available at this stage in terms of detailed proposals for enhancing local green infrastructure provision.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: * night time road traffic noise >50 dB(A) Lnight; * night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise.	The site is located adjacent to the A3093 and is within the DEFRA noise buffer area. A noise impact assessment would be appropriate in order to identify impact and potential attenuation measures.

SA Objective	Criteria	Performance	Commentary
Commentary / Summary:			
<p>This site is sustainably located with good accessibility to essential services and amenities and is well related to the settlement of Andover. Site access proposed from the A3093 roundabout. There are heritage asset considerations including impact on Ladies Walk and listed buildings to consider. The site is affected by road noise from the A303 and the A3093 which will inform the location of development within the site.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Land at Bere Hill, Andover
Site reference / SHELAA No: / Submission Date	167 (2021)
Site area:	34ha
Promoted Housing Capacity	400 - 450
Officer Assessed Housing Capacity	450
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	<p>Site is promoted for 400 - 450 dwellings with a variety of housing types, sizes and tenures, including affordable (no specific mix provided). The proposal includes a 12ha country park to the western half of the site.</p> <p>A vision document has been prepared and submitted for the site in 2020 with accompanying technical work:</p> <ul style="list-style-type: none"> • Landscape and Visual Assessment • Transport Assessment • Preliminary Ecology Survey • Transport Assessment • Archaeological Statement <p>The indicative masterplanning and updated SHELAA submission (2021) revises the site boundary to exclude the parcel of land on the southern boundary</p>

SA Objective	Criteria	Performance		Commentary
				with built development which reduces development capacity to 400 – 450.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	○	No employment uses proposed.	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance ²⁵ of a strategic employment site.	The site is within 1.6km of Walworth business park and is connected by a regular bus service within 400m of the site.
	C) Is there connection to high quality broadband?	+	Standard connectivity (10-24 mbps) is available in close proximity to the site	The site may be able to connect to standard broadband connectivity, speeds to be confirmed.
	Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is within 1.9km of Andover Town Centre and connected by a regular bus service within 400m of the site.
Objective 3: Maintain and improve access to services, facilities,	A) Is the site accessible to early years education provision?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	The site is within 800m of the Egg Day Nursery.

²⁵ All distances throughout the assessment assume approximate walking distances and times as follows: 400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the ‘20 minute neighbourhood’ and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance		Commentary
and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is within 850m of the Pilgrims Cross Primary School.
	C) Is the site accessible to a Secondary School?	++	The site is within 1600m distance with direct** access to footpaths and/or cycleways.	The site is within 1.5km of the Winton Community Academy.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 750m of the Co-op Food Picket Twenty.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ²⁶ ? [this does not include dentist provision]	+/-	The site is within 800m to 1.6km distance	The site is within 1.6km of the Adelaide Medical Centre.
	F) Is the site accessible to a community facility ²⁷ ?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	The site is within 800m of the Picket Twenty Community Hall.
	G) Can the site readily connect to	++	Direct access** to cycleways and/or footpath networks.	Direct access** to cycleways and/or footpath networks.

²⁶ This does not include dentist provision

²⁷ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
	cycleways and footpath networks?			
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations ²⁸ (including local towns or cities, which have onward connections to wider destinations).	The site is within 160m of Boulter Road bus stop which connects to frequent bus services.
	I) Is the site able to connect to the highway?	+	No access constraints	The roundabout to the southeast of the site on the A3093 has an arm that has already been constructed, which could accommodate development access. Cycle and pedestrian access (and potential emergency access) need to be explored to Micheldever Road.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The majority of the site is greenfield. There are some agricultural buildings located on the southern boundary of the site.
	B) Will development result in the loss of best or most versatile agricultural land?	-	The majority of the site is best and most versatile agricultural land as defined by NPP	The site comprises land within Grade 3a and 3b of the Agricultural Land Classification.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.

²⁸ A major destination includes town and cities with public transport connections, including Andover, Romsey, Southampton, Winchester, Salisbury, Basingstoke, London.

SA Objective	Criteria	Performance		Commentary
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The site does not fall within a groundwater source protection zone.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The whole site is located within flood zone 1 with limited potential for groundwater flooding. There is some very limited risk of surface water flooding on the eastern site boundary.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	<p>The proposed development of c400 - 450 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>

SA Objective	Criteria	Performance		Commentary
<p>Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character</p>	<p>A) Would development affect landscape character and protected landscapes?</p>	<p>+/-</p>	<p>Mixed impact across site some positive/negative impacts likely or mixed sensitivity</p>	<p>The proposed development adjacent to Andover's southern settlement boundary is unlikely to have an impact on designated landscapes as development is concentrated to lower parts of the site with natural screening. The site is also bounded by the A3093 and Micheldever Road which provide a defensible boundary. The site is within the 'Open Chalklands' landscape character type.</p> <p>Open and rolling chalk landscapes define much of the land parcel and are susceptible to the change scenario. There is a sense of time depth created by the sunken lane/holloway at Micheldever Road.</p> <p>A simple landscape pattern of expansive scale, with fields under arable cultivation and with eroded field boundary structure, which reduces susceptibility.</p> <p>The aural presence of the A303, and visual intrusion created by the pylon line and the large multi-field solar array south of the A303, create urbanising influences which locally reduce susceptibility.</p> <p>A generally well integrated, treed and wooded settlement edge, partly contained within remnant co-axial field boundary lines. The parcels have a Moderate-High overall sensitivity to change arising from the scenario. The expansive views and sense of openness raise sensitivity overall.</p> <p>The site promoter has undertaken a landscape and visual assessment which has informed indicative masterplanning for the site. The masterplanning</p>

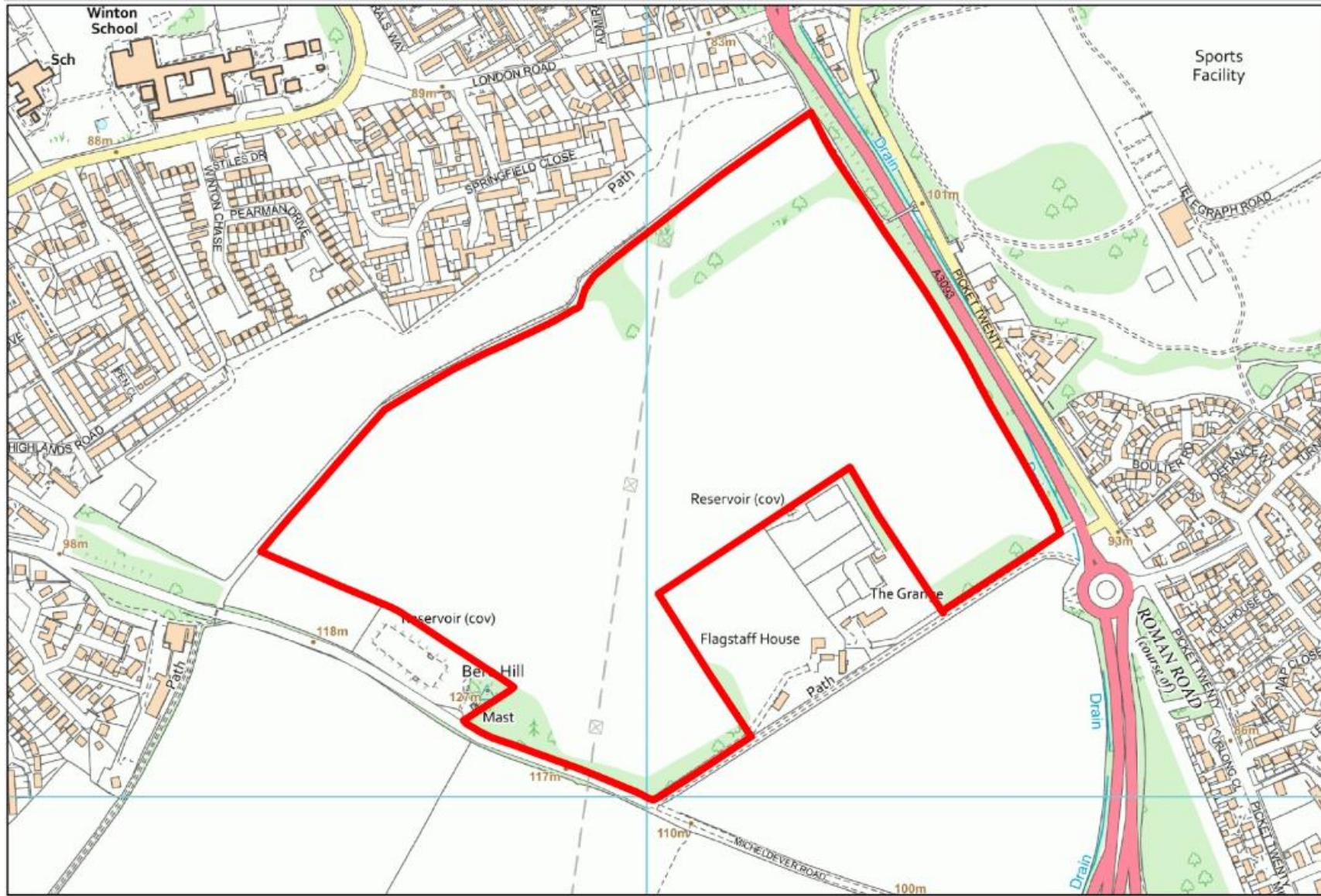
SA Objective	Criteria	Performance		Commentary
				identifies that residential development will be restricted to the lower parts of the site and there is no visual impact on the North Wessex Downs AONB. There is also provision for a landscape buffer to the north of the site to protect 'Ladies Walk'.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+	Has the potential to relate positively to the existing settlement and settlement edges and/or surroundings/context.	The site is located adjacent to the southern settlement boundary of Andover. The site has good accessibility and essential services and amenities. The A3093 and Micheldever Road provide a clear defensible boundary. There is existing development to the east and west of a density typical of the main urban area. Potential inclusion of land within this location within the settlement boundary could be considered a natural rounding off the settlement boundary.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence.	It is not considered that development in this location would have an impact on the distinction between settlements or pose a risk of physical or visual coalescence.
Objective 9: Conserve and, where possible, enhance the historic environment and the	A) Is development likely to conserve or enhance the significance of heritage assets, their setting,	-	The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm.	The site is not located within a conservation area. Key heritage considerations include potential impact on the setting of ladies walk and the iron bridge. These heritage assets and their setting can be preserved by the application of appropriate buffer

SA Objective	Criteria	Performance		Commentary
significance of heritage assets	and the wider historic environment?			areas. There are listed buildings on the A3093 and consideration will need to be given to setting.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	<p>The site is within a yellow buffer zone in respect of an area of archaeological potential. No archaeological sites recorded on site but some archaeological potential.</p> <p>An archaeological statement has been prepared by the site promoter.</p>
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	<p>There are no protected habitats that would be directly affected by the proposed development.</p> <p>Land to the south of the site within Harewood Forest and to the east is designated as Ancient Woodland and Sites of Nature Conservation Interest. Consideration will need to be given to cumulative impact on these habitats. The site falls within the Solent catchment for nitrates and associated mitigation requirements.</p>
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+	Development has the potential to conserve habitats and species and would conserve the local ecological network.	<p>There is potential for BNG to be delivered through a housing proposal. The site has the potential to link to non-statutory ecological networks and opportunity areas.</p> <p>The proposal includes provision for a 12ha 'country park' located in the western half of the site which has the potential to provide SANG and BNG subject to further detailed assessment.</p>

SA Objective	Criteria		Performance	Commentary
				<p>An initial ecological appraisal was undertaken in 2017 which identified that the site was of low ecological value with the exception of species rich hedgerows and semi improved grassland on the site boundary. A badger set was also found on the south east boundary and bats have been found roosting in mature trees on site.</p> <p>An updated ecology survey is being prepared (following up from the initial survey) to coincide with the appropriate survey timescales, recommended by Natural England.</p>
	C) Would development conserve and enhance quality local green infrastructure provision?	+	Promotion of the site includes provision that would enable the conservation and enhancement of green infrastructure.	Indicative masterplanning submitted in 2020 makes provision for a 12ha country park located to the western half of the site. Links are also identified to the wider GI network and the LEN opportunity areas adjacent to the site.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	<p>There are some trees concentrated around The Grange which protected by tree preservation order (TPO). There are also unprotected trees within the site and along the site boundary. A tree survey would assist in determining the value of unprotected trees on site. The full development potential of the original SHELAA site is affected by the existence of protected trees.</p> <p>However, a revised SHELAA submission has been made by Barton Willmore on behalf of L&Q Estates which removes the land to the south of the site containing built development ad TPO trees. On this basis there should be no impact on TPO trees.</p>

SA Objective	Criteria	Performance		Commentary
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+	Site performed positively in relation to the majority of criteria relating to objectives 3, 4, 5, 6, 1	The site is sustainably located with good accessibility to essential services and amenities and is well related to the settlement of Andover. The site is relatively unconstrained but restricted by TPO trees.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+/-	Distance to closest identified area of open space (informal, allotments, parks and gardens or children and teenagers) – 801 – 1600m	The site is approximately 1.1km from Picket Twenty Sports Grounds and Pitches.
	B) Is the site accessible to sport facilities?	+	Distance to nearest indoor sports facility or pitches and pavilion/changing facility - 801 – 1600m	The site is approximately 1.1km from Picket Twenty Sports Grounds and Pitches.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+	The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.	Indicative masterplanning makes provision for enhanced linkages to footpaths and cycleways and links to the countryside.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: * night time road traffic noise >50 dB(A) Lnight; * night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise.	The site is located adjacent to the A3093 and is within the DEFRA noise buffer area. A noise impact assessment would be appropriate in order to identify impact and potential attenuation measures.

SA Objective	Criteria	Performance	Commentary
Commentary / Summary			
<p>This site is sustainably located with good accessibility to essential services and amenities and is well related to the settlement of Andover. Site access proposed from the A3093 roundabout. Development of the site would involve the loss of agricultural land grade 3a, otherwise the site is relatively unconstrained in ecology and flood risk terms. There are heritage asset considerations including impact on Ladies Walk and listed buildings to consider. The site is also located adjacent to the A3093 with a small amount of noise buffer adjacent to the A3093.</p>			



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Test Valley
Borough Council

Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land at Bere Hill Farm, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 247 (2019)
Site area:	31.52ha
Promoted Housing Capacity	700
Officer Assessed Housing Capacity	600
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	<p>Site is promoted for c700 dwellings with no specific reference at this stage to specific groups or housing type.</p> <p>A development framework document has been prepared and submitted for the site by Pegasus Group on behalf of Peel L&P.</p> <p>There are overhead pylons running through the site. Indicative masterplanning submitted by the site promoter identifies that these will be retained and screened.</p>
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses proposed.

SA Objective	Criteria	Performance	Commentary	
supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance ²⁹ of a strategic employment site.	The site is within 1.6km of Walworth Business Park.
	C) Is there connection to high quality broadband?	+	Standard connectivity (10-24 mbps) is available in close proximity to the site	Fibre broadband may be available but speeds likely to be below 24Mbps.
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is within 1.2km of Andover Town Centre but is not connected by a regular bus service within 400m of the site.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	The site is within 700m of the Blooming Kids Day Nursery.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance.	The site is within 1.4km of the Anton Community Infants and Junior School.
	C) Is the site accessible to a Secondary School?	+	The site is within 1600m distance with indirect*** access to footpaths and/or cycleways	The site is within 1.3km of the Winton Community Academy.
	D) Is the site accessible to a Convenience Store**** including at a	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 280m of the Premier Old Wilton Road.

²⁹ All distances throughout the assessment assume approximate walking distances and times as follows: 400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the ‘20 minute neighbourhood’ and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance	Commentary
	Local/District/Town Centre?		
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ³⁰ ? [this does not include dentist provision]	+/-	The site is within 800m to 1.6km distance The site is within 1.3km of the Adelaide Medical Centre.
	F) Is the site accessible to a community facility ³¹ ?	-	The site is within 1.6 to 5km distance The site is within 2.1km of the Picket Twenty Community Hall.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access** to cycleways and/or footpath networks. Direct access** to cycleways and/or footpath networks.
	H) Is the site accessible to a bus or rail service?	-	No bus route or railway station in vicinity (800m) or there may be major barriers to accessing these services. The site is within 900m of the Shepherds Row bus stop.
	I) Is the site able to connect to the highway?	-	Potential access constraints The submitted development framework identifies 3 potential access options as follows: 1) From the A3093 to the east of the site through Council owned land via existing Picket Twenty roundabout which has an available arm.

³⁰ This does not include dentist provision

³¹ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria		Performance	Commentary
				<p>2) From the A3093 to the east via a new roundabout to serve the Grange development</p> <p>3) From Winchester Road to the west through Andover Golf Club via a priority junction with a right turn ghost lane.</p> <p>These options are dependent on third party land and adjoining sites coming forward so there is uncertainty in deliverability.</p> <p>It is considered that there is potential for the site to be achieved from the A3093 roundabout as a shared access with sites 167 and 419.</p>
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The vast majority of the site is greenfield. There is a small parcel of built development in the south western corner of the site with an access off Old Winton Road.
	B) Will development result in the loss of best or most versatile agricultural land?	-	The majority of the site is best and most versatile agricultural land as defined by NPPF	Approximately 50% of the site is within Grade 3a of the agricultural land classification and the remainder in Grade 3b. Therefore, redevelopment of the site within Grade 3a involves loss of the best or most versatile agricultural land.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	The site does not fall within a minerals and waste consultation area or a minerals resource area.

SA Objective	Criteria	Performance		Commentary
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	<p>Site does not include land that comprises a former landfill site.</p> <p>There is a former landfill site adjoining part of the south western site boundary.</p>
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The site does not fall within a groundwater source protection zone.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The whole site is located within flood zone 1 with limited potential for groundwater flooding. There is some very limited risk of surface water flooding on the southern site boundary adjoining the A303.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	<p>The proposed development of c700 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be</p>

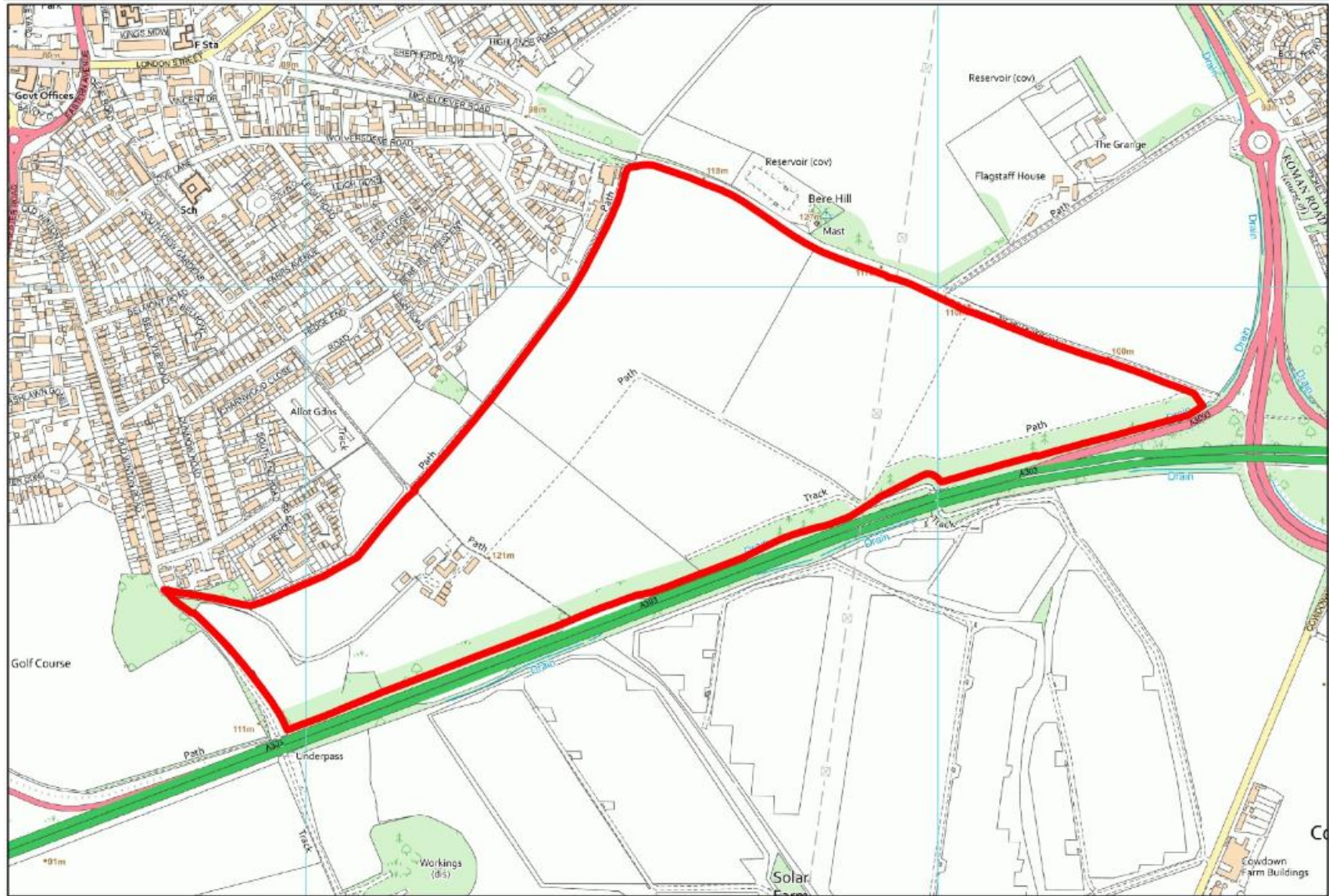
SA Objective	Criteria	Performance		Commentary
				further explored in terms of potential cumulative effects.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	<p>The proposed development is adjacent to Andover's southern settlement boundary. The site is bounded by the A303 and Micheldever Road which provide a defensible boundary. The site is within the 'Open Chalklands' landscape character type.</p> <p>The site is above 90AOD and there is concern regarding landscape impact on Andover Bowl.</p> <p>Open and rolling chalk landscapes define much of the land parcel and are susceptible to the change scenario. There is a sense of time depth created by the sunken lane/holloway at Micheldever Road.</p> <p>A simple landscape pattern of expansive scale, with fields under arable cultivation and with eroded field boundary structure, which reduces susceptibility.</p> <p>The aural presence of the A303, and visual intrusion created by the pylon line and the large multi-field solar array south of the A303, create urbanising influences which locally reduce susceptibility.</p> <p>A generally well-integrated, treed and wooded settlement edge, partly contained</p>

SA Objective	Criteria	Performance		Commentary
				<p>within remnant co-axial field boundary lines. The parcels have a Moderate-High overall sensitivity to change arising from the scenario. The expansive views and sense of openness raise sensitivity overall.</p> <p>A landscape and visual impact assessment has been prepared by the site promoter which requires further assessment.</p>
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+	Has the potential to relate positively to the existing settlement and settlement edges and/or surroundings/context.	The site is located adjacent to the southern settlement boundary of Andover. The site has good accessibility and essential services and amenities. The A303 and Micheldever Road provide a clear defensible boundary. There is existing development directly to the north and west of a density typical of the main urban area. Potential inclusion of land within this location within the settlement boundary could be considered a natural rounding off the settlement boundary.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence.	It is not considered that development in this location would have an impact on the distinction between settlements or pose a risk of physical or visual coalescence.
Objective 9: Conserve and, where possible,	A) Is development likely to conserve or enhance the significance of	-	The development has the potential to impact on the significance of a heritage	An appropriate buffer area will need to be applied to ladies walk to preserve this heritage asset. This will affect the

SA Objective	Criteria		Performance	Commentary
<p>enhance the historic environment and the significance of heritage assets</p>	<p>heritage assets, their setting, and the wider historic environment?</p>		<p>asset but this is likely to be of less than substantial harm.</p>	<p>developable area. There is a listed building on Micheldever Road (adjacent to northern corner of site) and consideration will need to be given to setting.</p>
	<p>B) Is development likely to conserve or enhance the significance of sites of archaeological interest?</p>	<p>?</p>	<p>Additional information needed to clarify the potential effects on archaeological assets</p>	<p>An archaeology survey may be required, not considered to be significant constraint to allocation. Need to consider relationship to listed iron bridge (Ladies Walk)</p>
<p>Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity</p>	<p>A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?</p>	<p>-</p>	<p>The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.</p>	<p>There is a site of importance for nature conservation adjoining the northern site boundary.</p> <p>Land to the south east of the site within Harewood Forest and further to the east is designated as Ancient Woodland and Sites of Nature Conservation Interest. Consideration will need to be given to cumulative impact on these habitats. The site falls within the Solent catchment for nitrates and associated mitigation requirements.</p>
	<p>B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?</p>	<p>+</p>	<p>Development has the potential to conserve habitats and species and would conserve the local ecological network.</p>	<p>There is potential for BNG to be delivered through a housing proposal and through opportunities identified in the indicative masterplanning. The site has the potential to link to non-statutory ecological networks and opportunity areas. A Phase 1 ecological survey has been completed by the site promoter and further survey work is required to follow on from this initial survey.</p> <p>The site promoter has stated that the site includes arable land (including semi-</p>

SA Objective	Criteria	Performance	Performance	Commentary
				improved grasslands) of generally low ecological value. The site includes woodland hedgerows and trees along field boundaries which would be protected. Additional hedgerows would be planted to contribute to biodiversity net gain and enhance local ecological networks.
	C) Would development conserve and enhance quality local green infrastructure provision?	+	Promotion of the site includes provision that would enable the conservation and enhancement of green infrastructure.	The indicative masterplanning submitted by the site promoter identifies a landscape buffer to the northern site boundary. Additional hedgerows would be planted to contribute to biodiversity net gain and enhance local ecological networks.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are some TPO trees along part of the north eastern site boundary aligning Micheldever Road. There are trees lining the site boundaries with dense tree cover along the southern boundary adjacent to the A303. A tree survey would be required to determine the impact of development and the value of trees within the site. From a desktop analysis it appears that the development would not be constrained by trees on site.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	The site is sustainably located with good accessibility to essential services and amenities. However, site access options are dependent on third party land and adjoining sites coming forward so there is uncertainty in deliverability. The site involves the loss of Grade 3a agricultural land. The

SA Objective	Criteria	Performance		Commentary
				site appears relatively unconstrained in terms of ecology and floodrisk.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible open space and / or equipped children's play space within 800m	The site is approximately 200m from Hedge End Road open space (on foot).
	B) Is the site accessible to sport facilities?	-	Distance to any sports facility is more than 1600m	The site is approximately 4.5km (by road) to Picket Twenty Sports Pitches
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+	The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.	Indicative masterplanning makes provision for enhanced linkages to footpaths and cycleways and links to the countryside.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: * night time road traffic noise >50 dB(A) Lnight; * night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise.	The site is located adjacent to the A303 and is within the DEFRA noise buffer area. A noise impact assessment would be appropriate in order to identify impact and potential attenuation measures.
Commentary / Summary:				
This site is sustainably located with good accessibility to essential services and amenities and is well related to the settlement of Andover. Site is considered comprehensively alongside sites 419 and 167. Key onsite constraints include the impact of road noise from the A303 which will inform the location of development. Site access is reliant on achieving access through Micheldever Road. There are landscape and heritage sensitivities including Ladies Walk to the north of the site which will inform the location of development and landscaping strategy. There are overhead pylons running across the site which the site promoter proposes to retain.				



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land at Finkley Down Farm, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 165 (2022)
Site area:	78.1ha
Promoted Housing Capacity	1,450
Officer Assessed Housing Capacity	900
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided	The proposed development includes c1,450 dwellings, 2-form entry primary school, parkland, playing fields, open space and associated infrastructure (2022). The submission does not specify meeting a specific housing need.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment development has been included within the submission and the indicative master planning.
	B) Is the site accessible to a strategic employment	++	The site is within 1600m distance ³² of	The site is 1.6km from Walworth Business Park Extension. The employment site is located immediately south of the site and the railway line.

³² All distances throughout the assessment assume approximate walking distances and times as follows:

SA Objective	Criteria	Performance	Commentary	
promotion of a diverse economy, with the availability of a skilled workforce	site by sustainable modes of transport?		a strategic employment site.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.
	Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is 3.4km from Andover Town Centre and connected by a frequent bus service within 400m of the site.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is 1km from Finkley Down Farm Nursery and Pre School.
	B) Is the site accessible to a Primary School?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is 750m from the Endeavour Primary School (King Site).
	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a secondary school	The site is 2.7km from Winton Community Academy.

400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the ‘20 minute neighbourhood’ and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance	Commentary
			location, and with an overall journey time of 30 minutes maximum.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ³³ ? [this does not include dentist provision]	+/-	The site is within 800m to 1.6km distance.
	F) Is the site accessible to a community facility ³⁴ ?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access** to cycleways and/or footpath networks
	H) Is the site accessible to a bus or rail service?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.
	I) Is the site able to connect to the highway?	+	No access constraints
			A transport strategy has been prepared by the site promoter. The primary site access is intended to be

³³ This does not include dentist provision

³⁴ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary	
			<p>from a new junction on Finkley Road to the north of the site. It is also intended that there would be permeability through the site with access to the East Anton MDA / Augusta Park.</p> <p>The promoter has identified the potential for a future access to the south of the site under the railway line through the North Way.</p>	
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The whole of the site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	+/-	The site includes some best or most versatile agricultural land but not the majority# of the site (i.e. less than half of the site).	The site comprises Grade 3a and Grade 3b agricultural land. Approximately 40% is Grade 3a and 60% Grade 3b.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site is within a minerals and waste consultation area. Land along the southern site boundary and the north western corner of the site is within a superficial sand and gravel minerals resource area.
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	The site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable	A) Is site within a groundwater source protection zone?	+/-	The site partially falls within a source protection zone but not the majority of the site	Approximately a third of the site to the north western corner is within a Grade 3 groundwater source protection zone.

SA Objective	Criteria	Performance		Commentary
management of water resources.				
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is unlikely to be susceptible to groundwater flooding at ground level.	The site is located within flood zone 1. There is a very limited area of land along the southern site boundary affected by surface water flooding (unlikely to affect site capacity). The majority of the site has limited susceptibility to groundwater flooding. Land along the southern site boundary has potential for flooding below ground level. A flood risk and drainage assessment has been prepared and submitted by the site promoter. This identifies that areas affected by surface water flooding will be addressed through SuDs.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	<p>The proposed development of c1450 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	<p>Immediately to the north east of the site and north of Finkley Road is the boundary to the North Wessex Downs AONB. The whole site is within the 'open chalklands' landscape character type.</p> <p>Much of this parcel is highly constrained for residential and mixed-use development in landscape</p>

SA Objective	Criteria	Performance	Commentary
			<p>terms, due to the sense of openness, visual prominence and relative elevation.</p> <p>The lower lying land immediately west of the PRoW and associated visually with East Anton MDA is less constrained. This is subject to following the East Anton MDA design approach of a porous lower density development edged and use of opportunities to enhance landscape structure west of the PRoW, reinforcing the defensible boundary and sense of separation between East Anton and the scattered rural settlements beyond. Key principles are described below:</p> <ul style="list-style-type: none"> * The eastern part of the parcel has an open, exposed character which contribute to the separation of the existing settlement from the AONB on rising land to the north-east and is therefore less suitable for development in visual terms and with regard to its relationship to the AONB. * The lower lying land associated with the PRoW bisecting Finkley Road near the East Anton MDA has a much stronger and more obvious relationship with the existing pattern of development. In this area the priority should be to retain and enhance areas of strong and distinctive landscape structure such as the mature hedgerows with trees, which provide existing legible boundaries within the landscape. * In the lower lying land described above, any new structural planting should have physical and visual connectivity with existing vegetation and should contribute to new areas of semi-natural greenspace for any future development here, both to provide

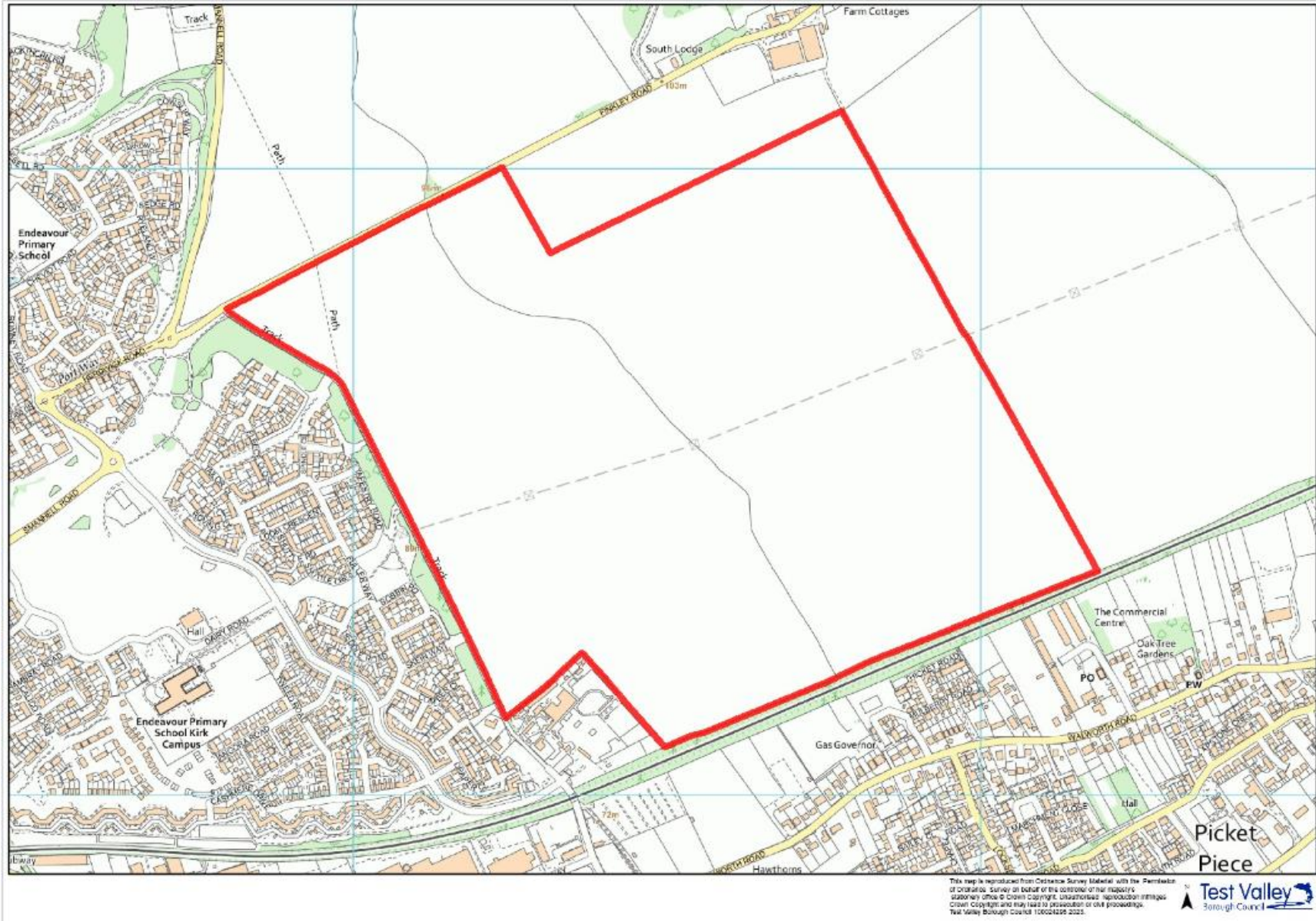
SA Objective	Criteria	Performance		Commentary
				<p>defensible boundaries and to integrate the settlement edge.</p> <p>* Any development should use a reduced density to the development edge to create a positive landscape edge and interface between urban and rural areas. This should be allied to areas of semi-natural greenspace provision and native screening buffers as part of a landscape led design approach.</p> <p>The indicative masterplanning identifies a landscape buffer, incorporating areas of parkland and new woodland planting to be established alongside the boundary with the open countryside. There is potential for landscape benefits and BNG to be established in this location.</p>
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	The site currently lies outside, but adjacent to, the Settlement Boundary for Andover and within the Open Countryside (Policy COM2). The site is adjacent to Augusta Park to the west where there is potential to establish development of a similar type and density integrated with existing development.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is	-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual	The site is located wholly outside the Andover settlement boundary with proposed development into the countryside with no firm defensible boundary. The site does not lie within a local gap but adjoins a local gap to the north west of the site and Finkley Road. In this regard there is some level of impact on narrowing the distinction between settlements (Impact on

SA Objective	Criteria		Performance	Commentary
	relevant to settlement identity?		and / or physical coalescence	Smannell Village and the hamlet of Finkley. Further assessment is required by landscape consultants.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	-	The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm	The site is not within a conservation area and is not considered to have a visual impact on the setting of a conservation area. There is a listed building located at Finkley Farm to the north east of the site and consideration will need to be given to potential impact on setting.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	This is an extensive allocation within an archaeologically rich landscape and archaeological issues will be a significant material consideration. Archaeological investigation required to determine impact on potential allocation.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	Areas of ancient woodland are located to the north east of the site at Ridges Copse and Hackwood Copse. Consideration will need to be given to indirect cumulative impact on ancient woodland. There is also a cluster of Sites of Importance for Nature Conservation (SINC) located to the north of the site where indirect cumulative impact will need to be considered.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and	++	The development has the potential to conserve habitats and species and would be likely to	The site is within the Solent nitrates catchment area where mitigation is required. It is understood that a phase 1 ecology survey has been undertaken by the site promoter. The site promoter has identified that hedgerows on-site contain several established native species

SA Objective	Criteria	Performance	Commentary
	enhance the local ecological network?	<div style="background-color: green; width: 20px; height: 20px; margin: 0 auto;"></div> deliver enhancements to the local ecological network and / or provide realistic opportunities to deliver net gains for biodiversity on site beyond those that are likely to be legally required.	<p>therefore considered to be of district ecological value. However, these would be retained as much as possible as part of any development and any significant impact would be mitigated via new landscaping.</p> <p>Areas of land around the site boundary have been identified as opportunity areas for LEN where there is opportunity to establish links.</p> <p>The indicative masterplanning identifies a landscape buffer, incorporating areas of parkland and new woodland planting to be established alongside the boundary with the open countryside. There is potential for landscape benefits and BNG to be established in this location.</p>
	C) Would development conserve and enhance quality local green infrastructure provision?	<div style="background-color: #90EE90; width: 20px; height: 20px; margin: 0 auto;"></div> + Promotion of the site includes provision that would enable the conservation and enhancement of green infrastructure.	<p>Areas of land around the site boundary have been identified as opportunity areas for LEN where there is opportunity to establish links.</p> <p>The indicative masterplanning identifies a landscape buffer, incorporating areas of parkland and new woodland planting to be established alongside the boundary with the open countryside. There is potential for landscape benefits and BNG to be established in this location.</p>
	D) Would development affect protected and unprotected trees?	<div style="background-color: #FFD700; width: 20px; height: 20px; margin: 0 auto;"></div> - The intensity of site development is likely to be constrained by the presence of protected or unprotected trees,	<p>There are some TPO trees located along the south western corner of the site adjacent to Finkley Down Farm. Confirmation is required regarding retaining these trees in the indicative masterplanning.</p> <p>There are unprotected trees located around the site boundary with greater tree cover along the southern</p>

SA Objective	Criteria	Performance	Commentary
			boundary adjacent to the railway. There are also some unprotected trees along the hedgerow boundary through the centre of the site. A tree survey will be required to determine the impact on trees.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible open space and / or equipped children's play space within 800m
	B) Is the site accessible to sport facilities?	-	Distance to any sports facility is more than 1600m
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.

SA Objective	Criteria	Performance	Commentary
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	<p style="text-align: center;">-</p> <p>Any part of the site is likely to be exposed to:</p> <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or <p>industrial and commercial noise</p>	<p>There is an existing railway line that abuts the site's southern boundary.</p> <p>The site promoter has identified that acoustic surveys have been undertaken, which demonstrate that potential noise impacts would not represent a significant constraint to development. It is considered that any potential impacts can be mitigated through appropriate design.</p> <p>There is also a large employment area at Walworth Business Park just to the south of the railway line which could be a source of noise affecting residential amenity.</p>
Commentary / Summary			
<p>The site is adjacent to Augusta Park on the eastern edge of Andover in close proximity to essential services and amenities. This location has landscape sensitivity and relationship to the AONB but can be addressed by concentrating development to the west of the site and through landscaping. Transport impacts in this area have potential to cause significant issues on local network and Enham Arch. The southern site boundary abuts the railway line where noise attenuation measures are likely to be required. Site not proposed for allocation as less constrained and more sustainable alternatives in Andover.</p>			



Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land at Harewood Farm, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 322 (2021)
Site area:	14.36ha
Promoted Housing Capacity	200
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	Site is promoted for c200 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses are proposed for the site and development for housing would not result in the loss of employment land.
	B) Is the site accessible to a strategic employment site by	++	The site is within 1600m distance ³⁵ of a strategic employment site.	The site is within 1.6km from Walworth Business Park to the west and also employment site located directly adjacent to the east.

³⁵ All distances throughout the assessment assume approximate walking distances and times as follows:

400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the '20 minute neighbourhood' and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance	Commentary	
diverse economy, with the availability of a skilled workforce	sustainable modes of transport?			
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	Connectivity is available to ultrafast broadband with speeds over 100 Mbps.
	Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is 3.4km from Andover town centre and is connected by a frequent bus service within 400m of the site.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	Site is within 1.4km of the Egg Day Nursery.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is within 1.2km of the Pilgrims Cross Primary School.
	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a secondary school location, and with an overall journey time of 30 minutes maximum.	The site is within 2km of the Winton Community Academy. There is a bus stop located immediately south of the site on the B3400 London Road opposite Arbory Care home.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance.	The site is within 1.4km of the Co-op food Picket Twenty.

SA Objective	Criteria	Performance	Commentary	
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ³⁶ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is within 2.9km of the Adelaide Medical Centre.
	F) Is the site accessible to a community facility ³⁷ ?	+/-	The site is within 800m to 1.6km distance	The site is within 1.3km of the Picket Twenty Community Hall.
	G) Can the site readily connect to cycleways and footpath networks?	-	No clear direct access** to footpaths and/or cycleways. Could include physical barriers such as a railway line.	No clear direct access** to footpaths and/or cycleways. Could include physical barriers such as a railway line.
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations ³⁸ (including local towns or cities, which have onward connections to wider destinations).	The site is adjacent to the Arbory Care Home bus stop.
	I) Is the site able to connect to the highway?	+	No access constraints	Direct access to the site is potentially achievable from the B3400 London Road. An initial transport appraisal undertaken by site promoter would be required confirm site access.

³⁶ This does not include dentist provision

³⁷ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

³⁸ A major destination includes town and cities with public transport connections, including Andover, Romsey, Southampton, Winchester, Salisbury, Basingstoke, London.

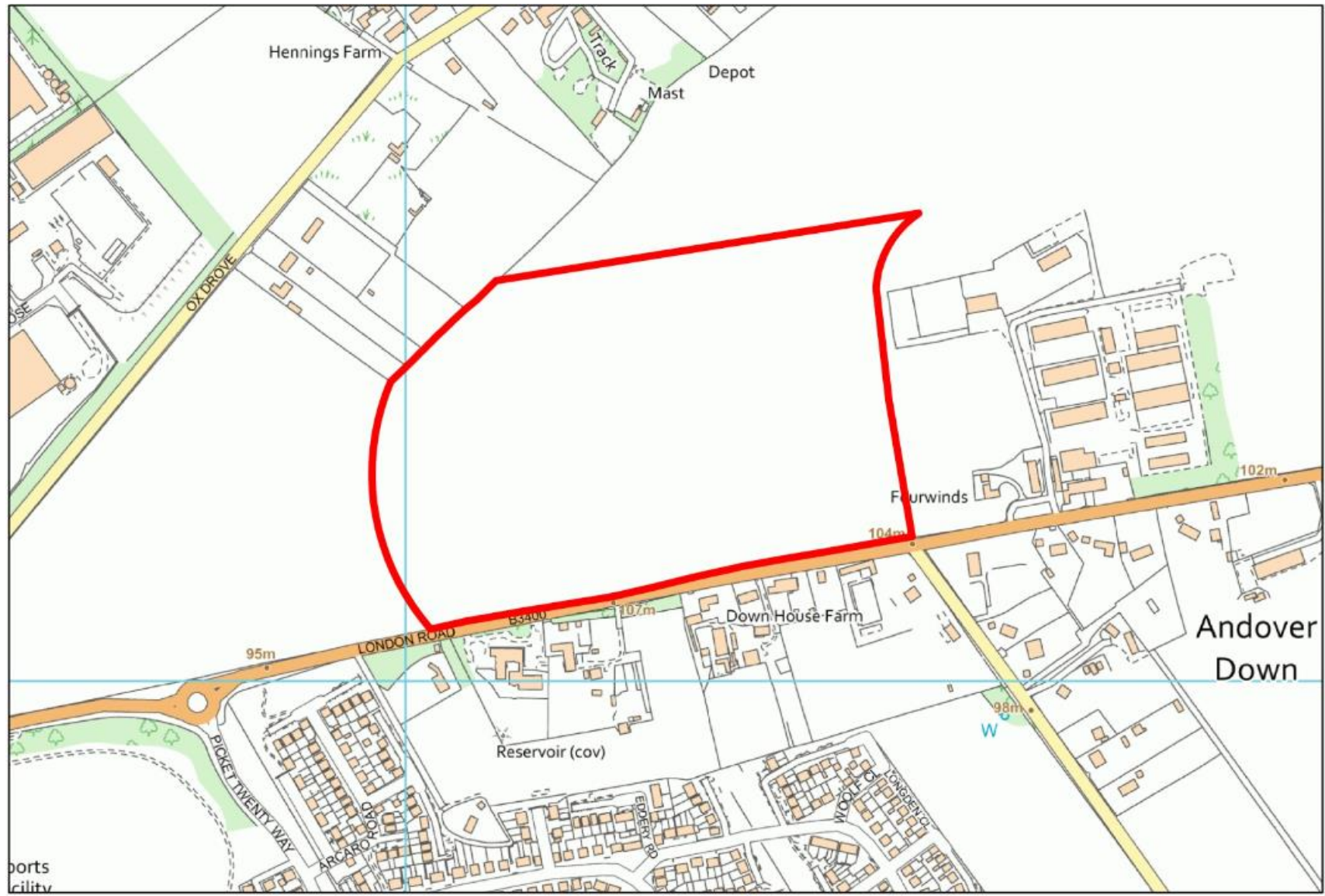
SA Objective	Criteria	Performance		Commentary
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield with no previously developed land within the site.
	B) Will development result in the loss of best or most versatile agricultural land?	-	The majority of the site is best and most versatile agricultural land as defined by NPPF	The majority of the site is Grade 3a agricultural land as defined by the Agricultural Land Use Classification. Therefore, in accordance with the NPPF definition development of this site for residential would involve the loss of the best or most versatile agricultural land.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The site is not within a groundwater source protection zone.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding.	The site is entirely in flood zone 1 and is within an area of limited potential for groundwater flooding.

SA Objective	Criteria	Performance		Commentary
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	<p>The proposed development of c200 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.	Variations in sensitivity - across multiple parcels. Rising landform and prominent undulating topography in the southernmost parcel rising to road and woodlands mean this is highly constrained to development other than the left hand portion (first third of the parcel) which relates most strongly to the existing development edge. The rest of the southern parcel is valuable green infrastructure and habitat buffer for the adjacent ancient woodland. Provisional sensitivity rating: moderate-high.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+	Has the potential to relate positively to the existing settlement and settlement edges and/or surroundings/context.	The site is located outside the settlement boundary and abuts the eastern Andover settlement boundary. The site is sustainably located to the east of Andover and with good accessibility to essential services and amenities. Residential allocation Policy Andover COM6A is located to the south of this site and the B3400 London Road. This site could be considered a proportionate urban extension to the east of Andover and a logical rounding off of the settlement boundary.
	C) Does the site have the potential to impact the	○	The site is unlikely to have an effect on the	Development of this site for residential development would not have a significant impact upon the

SA Objective	Criteria	Performance		Commentary
	distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?		distinction/separation between settlements or result in a risk of physical or visual coalescence	distinction between settlements or lead to risk of physical or visual coalescence.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○	The development of this site would have no effect on the historic environment.	The site is not within a conservation area and does not have an impact on the setting of a CA or listed building.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	There are no substantive archaeological sites currently recorded although a series of linear marks have been interpreted as being of Iron Age origin. There are substantive archaeological sites recorded within this landscape and the site does have some archaeological potential, although it is not likely that this will emerge as a constraint to the site.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site would not have a direct impact on protected habitats. There are a sites of importance for nature conservation (SINC) located to the east of the site (adjacent to Andover Farm) and south of London Road. There is also ancient woodland located to the south east within land contained south of London Road and east of the Middleway. Consideration will need to be given to cumulative impact from recreational disturbance. The site falls within the

SA Objective	Criteria	Performance	Commentary
			Solent catchment for nitrates and associated mitigation requirements.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+	Development has the potential to conserve habitats and species and would conserve the local ecological network. A phase 1 ecological survey will determine presence of and impact on habitats and species on site. There is potential for BNG to be delivered through a housing proposal. Redevelopment of the site will not affect local ecological networks. The site is adjacent to land (directly to the east and south of London Road) identified as providing opportunities for enhancements to local ecological networks with potential to integrate with these opportunity areas.
	C) Would development conserve and extend quality local green infrastructure provision?	?	Insufficient information available Insufficient information available at this stage in terms of detailed proposals for enhancing local green infrastructure provision. However, areas adjacent to the site have been identified as opportunity areas to extend the local ecological network with potential to integrate with these opportunity areas.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site. The land has been in agricultural use with some trees on the site boundary. No TPO trees are identified on the site. It is considered that the site could be brought forward for development with low level tree loss. A tree survey would assist in identifying the value of trees on the site boundary.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10 The site is sustainably located on the eastern settlement edge of Andover with good connectivity to essential services and amenities. This is a greenfield site outside the settlement boundary but potential inclusion would round off the existing settlement boundary. The site is not affected by

SA Objective	Criteria	Performance		Commentary
				ecological / environmental constraints that would preclude potential consideration for housing.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible open space and / or equipped children's play space within 800m	Picket Twenty Sports Ground and pitches is within 800m of the site.
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	Picket Twenty Sports Ground and pitches is within 800m of the site.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	The development of the site is likely to retain the provision of public rights of way, but the character of such routes is likely to alter as a result of the development.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: * night time road traffic noise >50 dB(A) Lnight; * night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise	The site is abuts the B3400 London Road which is not within a DEFRA noise buffer zone. To the north west of the site is Walworth Business Park which may be a source of noise disturbance. An employment site is also adjacent to the east which may also be a source of noise disturbance. A noise impact assessment would assist in determining the level of potential impact.
Commentary / Summary: The site is located on the eastern edge of Andover with reasonable connectivity to essential services and amenities but is poorly related to the settlement edge in open countryside. The site is also in a location that is particularly sensitive for landscape which makes residential development inappropriate in this location.				



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Test Valley
Borough Council

Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land at Homestead Farm, Penton Corner
Site reference / SHELAA No: / Submission Date	SHELAA 281 (2019)
Site area:	4.65ha
Promoted Housing Capacity	210
Officer Assessed Housing Capacity	110
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided	Site is promoted for c210 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses proposed and development of the site for residential does not involve the loss of employment land.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance ³⁹ of a strategic employment site.	The site is within less than 1.6m to Portway Business Park, Andover.

³⁹ All distances throughout the assessment assume approximate walking distances and times as follows:

400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the '20 minute neighbourhood' and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance		Commentary
diverse economy, with the availability of a skilled workforce	C) Is there connection to high quality broadband?	+	Standard connectivity (10-24 mbps) is available in close proximity to the site	Fibre broadband may be currently available but with speeds of less than 24Mbps.
	Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is 3.6km from Andover town centre.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	-	The site is within 1.6 km to 5km distance	The site is 1.7km from County Day Nursery.
	B) Is the site accessible to a Primary School?	-	The site is within 1600m to 5km distance	The site is 2.1km from Portway Infants and Junior School.
	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a secondary school location, and with an overall journey time of 30 minutes maximum.	The site is 2km from Harrow Way Community School.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is 1km from Aldi Weyhill Road.
	E) Is the site accessible to a Primary healthcare	-	The site is within 1.6 to 5km distance	The site is 2.4km from Charlton Hill Surgery.

SA Objective	Criteria	Performance	Commentary	
	facility (GP, Health Centre or Hospital) ⁴⁰ ? [this does not include dentist provision]			
	F) Is the site accessible to a community facility ⁴¹ ?	+/-	The site is within 800m to 1.6km distance	The site is 1.3km from Penton Hall.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations ⁴² (including local towns or cities, which have onward connections to wider destinations).	The site is 130m from Short Lane bus stop.
	I) Is the site able to connect to the highway?	-	Potential access constraints	Potential site access from Homestead Farm, needs to be considered in conjunction with adjoining land parcel (Site 204 Croft House). Suitability and capacity of access road will need to be examined through a transport assessment.
Objective 4: Encourage the efficient use of land	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.

⁴⁰ This does not include dentist provision

⁴¹ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

⁴² A major destination includes town and cities with public transport connections, including Andover, Romsey, Southampton, Winchester, Salisbury, Basingstoke, London.

SA Objective	Criteria	Performance		Commentary
and conserve soil resources.	B) Will development result in the loss of best or most versatile agricultural land?	--	All of the site is best and most versatile agricultural land as defined by NPPF; or the majority [#] of the site is grade 1 and / or 2 agricultural land	All of the site is Grade 2 and Grade 3a Agricultural land.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	-	The majority [#] or all of the site is located within a source protection zone or the site includes areas within source protection zones 1 or 2.	The majority of the site is within a Grade 2 Groundwater Source Protection Zone.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is unlikely to be susceptible to groundwater flooding at ground level.	The site is within flood zone 1 but land within the southern boundary is affected by surface water flooding. The site is of limited susceptibility to groundwater flooding. An FRA is likely to be required to determine impact and any mitigation required.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of	○	No change in air quality	The proposed development of c210 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.

SA Objective	Criteria	Performance		Commentary
	national air quality objective levels?			<p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p> <p>However, Portway Business Park is adjacent to the site and Andover Business Park is located to the south which may expose new development sources of air pollutants affecting residential amenity.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.	<p>No impact on designated landscapes. The site lies within the semi enclosed clay plateau farmland landscape character type.</p> <p>A small, but highly sloping parcel of land immediately to the east of the conservation area, with fine trees and highly constrained for development – highly sensitive.</p>
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	-	Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	Development along the eastern site boundary is within the settlement boundary. However, the majority of the site to the west is greenfield land outside the settlement boundary of Andover and Penton Corner. A development of this scale is not an appropriate extension to penton Corner or located adjacent to a strategic business park.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual	-	The site would result in a reduction in the distinction / separation of settlements through	The site falls within a local gap area and raises significant issues in respect of settlement distinction, coalescence and the merging of the hamlet of Penton Corner with Andover.

SA Objective	Criteria		Performance	Commentary
	coalescence, where this is relevant to settlement identity?		a degree of visual and / or physical coalescence	
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	-	The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm	The site is not within a Conservation Area, but consideration will need to be given to possible impacts on the setting of Penton Grafton Conservation Area.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	There is a possible Bronze Age burial site recorded at the eastern margin of the site. Other Bronze Age burial sites exist in some number in the vicinity and some in adjacent fields. The site has a high archaeological potential, and it is likely that archaeological remains will be encountered during development. However, it is not likely that these archaeological remains would constrain the allocation.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	0	No protected sites or habitats identified on site or in the vicinity or are likely to be impacted.	No protected sites or habitats identified on site or in the vicinity or are likely to be impacted.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/-	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local	A phase 1 ecology survey would assist in determining the presence of habitats and species on site. All of the undeveloped land within the site is within a LEN opportunity area so consideration would need to be given to the impact here.

SA Objective	Criteria	Performance		Commentary
			ecological network / future connectivity.	
	C) Would development conserve and extend quality local green infrastructure provision?	?	Insufficient information available	Insufficient information available at this stage in terms of detailed proposals for enhancing local green infrastructure provision. All of the undeveloped land within the site is within a LEN opportunity area so consideration would need to be given to the impact here.
	D) Would development affect protected and unprotected trees?	-	The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site	There are no TPOs within the site. There are unprotected trees lining the site boundary. If this site were to be brought forward in isolation this may be achieved without tree loss. However, if adjoining land parcels were brought forward this would likely involve the loss of trees. A tree survey would assist in determining the value of trees on site and the impact of development.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	-	For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases	The site has limited accessibility to essential services and amenities but is located adjacent to Andover. The site would involve the loss of grade 2 and 3a agricultural land and is also within a groundwater source protection zone. Part of the site is subject to surface water flooding where mitigation may be required. No significant ecological constraints identified at this stage.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+/-	Distance to closest identified area of open space (informal, allotments, parks and gardens or children and teenagers) – 801 – 1600m	The site is approximately 1km from Penton Lane open space and sports facilities (tennis club).

SA Objective	Criteria		Performance	Commentary
	B) Is the site accessible to sport facilities?	+	Distance to nearest indoor sports facility or pitches and pavilion/changing facility - 801 – 1600m	The site is approximately 1km from Penton Lane open space and sports facilities (tennis club).
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+	The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.	No adverse impacts on access to the countryside and rights of way.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or industrial and commercial noise. 	The southern half of the site is within a DEFRA noise buffer zone. A noise impact assessment may be required to determine impact and potential attenuation measures.
Commentary / Summary				
Penton Corner is a small Hamlet with very limited services to the west of Andover. A development of 210 dwellings is disproportionate to the existing settlement. The site is an area of high landscape sensitivity and falls within a designated local gap raising significant issues in respect of settlement distinction, coalescence and the merging of the hamlet of Penton Corner with Andover. The southern part of the site is affected by road noise from the A303 and surface water flooding which significantly reduce development potential.				



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Land at Little Ann Bridge Farm, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 358 (2021)
Site area	19.9ha
Promoted Housing Capacity	400
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N)	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No Information	Housing is promoted for general residential use and not to meet needs of a specific group or housing type. The site is promoted for 400 residential dwellings.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	0	No employment uses proposed	No employment related development is proposed as part of the site submission.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	Strongly Positive (The site is within 1600m distance ¹ of a strategic employment site)	Site is adjacent to the A343 Salisbury Road and the A303 and is accessible to strategic employment sites in Andover including the Portway Industrial Estate.
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps)	The site is capable of being connected to a high-speed broadband connection of 72.7 mbps.

SA Objective	Criteria	Performance	Commentary
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum)
	D) Is the site accessible to a Convenience Store**** including at a	+/-	The site is within 800m to 1.6km distance

SA Objective	Criteria	Performance		Commentary
	Local/District/Town Centre?			
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁴³ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is 3.2km from Andover War Memorial Hospital and the Charlton Hill surgery.
	F) Is the site accessible to a community facility ⁴⁴ ?	-	The site is within 1.6 to 5km distance	The site is 2.1km from the Burghdere Down Community Centre.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	-	No bus route or railway station in vicinity (800m) or there may be major barriers to accessing these services.	The site is 976m from the Poplar Farm bus stop.
	I) Is the site able to connect to the highway?	-	Potential access constraints	There is an existing access from the A343 to Little Ann Bridge Farm. A transport access assessment is required to assess appropriateness of access for scheme of c400 units. LTP4 policy of no new access points off A roads is relevant here.

⁴³ This does not include dentist provision

⁴⁴ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
				Transport and access appraisal to be undertaken by site promoter.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	+/-	The site includes some previously developed land (less than half)	The site includes Little Ann Bridge Farm. With the exception of the farm buildings most of the site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	--	All of the site is best and most versatile agricultural land as defined by NPPF; or the majority# of the site is grade 1 and / or 2 agricultural land	Development would result in the loss of Grade 3a Agricultural Land. All of the site is best and most versatile agricultural land as defined by NPPF; or the majority of the site is grade 1 and / or 2 agricultural land NPPF (2021) describes 'best and most versatile agricultural land' as any land in grades 1, 2 and 3a of the Agricultural Land Classification.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	Includes land to the south and north east of the site within superficial sand and gravel resources area.
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	The site does not lie within an historic landfill area in accordance with DEFRA data.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable	A) Is site within a groundwater source protection zone?	-	The majority# or all of the site is located within a source protection zone or the site includes areas within source	A large proportion of the north of the site is within Groundwater Source protection zones 1 and 2.

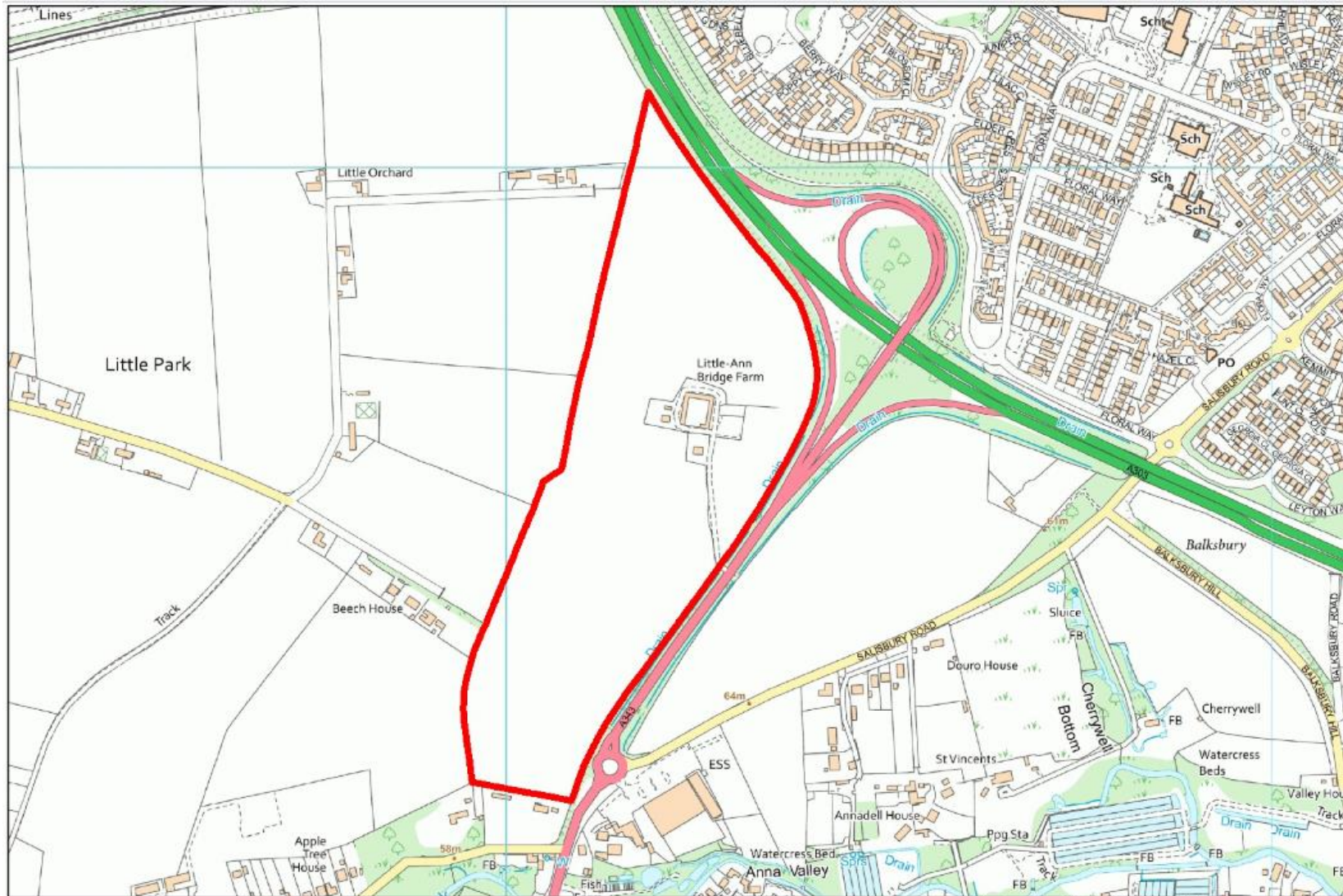
SA Objective	Criteria	Performance		Commentary
management of water resources.			protection zones 1 or 2.	
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is unlikely to be susceptible to groundwater flooding at ground level.	<p>Most of the northern part of the site has limited potential for groundwater flooding. The southern area of the site has potential for flooding below ground level. The southern edge of the site has potential for flooding at the surface.</p> <p>The site is over 1 ha and a flood risk assessment would be required by the site promoter.</p>
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	<p>The proposed development of c400 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of	The very large triangular site is difficult (noting past appeal history of the sliver of land in the west). The very large central field is open and elevated and of high sensitivity. Taking the variations in this parcel overall into account, a moderate-high sensitivity overall. The northernmost field was not accessible, but it appears to be part of the conservation area's setting.

SA Objective	Criteria	Performance		Commentary
			landscape impact.	
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+ / -	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	The site is located south west of Andover. The northern edge of the site abuts the A303 and the A343 Salisbury Road to the east. The site would form an extension to Andover south of the A303 but raises issues of potential coalescence with rural villages of Upper Clatford/Anna Valley.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence.	The site would form an extension to Andover south of the A303 but raises issues of potential coalescence with rural villages of Upper Clatford/Anna Valley.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	--	The development has the potential to impact on the significance of a heritage asset that has the potential to result in substantial harm or loss of heritage assets	Little substantive is currently recorded. This site (and also potentially the development of other sites Around Abbots Ann if other sites go forward) could engulf the Conservation Area and reduce the separation between the village conservation area and nearby Andover. There is a significant cluster of heritage assets evident in Abbots Ann village and the impact on them would be a concern.

SA Objective	Criteria	Performance		Commentary
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	It is likely that archaeological remains which are as yet unlocated will be encountered, but it seems very unlikely that these will emerge as a constraint to the allocation. To the south is the prominent hill, Bury Hill, which is a Scheduled Monument. It seems likely that this site is within the wider setting of the monument but less clear how much it contributes to the setting. Some on the ground confirmation may be needed
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	○	No protected sites or habitats identified on site or in the vicinity or are likely to be impacted.	Site is located within the Solent nutrient catchment zone where mitigation is required.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+ / -	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	A phase 1 ecology survey would be required to determine the presence of habitats and species. There is potential for BNG to be delivered through a housing proposal.
	C) Would development conserve and extend quality local green infrastructure provision?	?	Insufficient information available	Insufficient information available at this stage in terms of detailed proposals for enhancing local green infrastructure provision.

SA Objective	Criteria	Performance		Commentary
	D) Would development affect protected and unprotected trees?	+ / -	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	The site is currently in agricultural use. There are no TPO trees within the site. There are trees on the site boundary edge. It is considered that development of the site for housing would not have a significant effect on protected and unprotected trees.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	There is an existing site access from A343 but uncertain if appropriate for development of C400 dwellings. The site has reasonable access to services and amenities in Andover. The site is partly within a minerals safeguarding area, is all Grade 3a Agricultural land and is predominantly within a zone 1 groundwater source protection zone. No significant flood risk or ecological constraints at this stage.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+/-	Distance to closest identified area of open space (informal, allotments, parks and gardens or children and teenagers) – 801 – 1600m	The site is within 900m of land at Valley Mead
	B) Is the site accessible to sports facilities?	+	Distance to nearest indoor sports facility or pitches and	The site is approximately 1.4km from the Lawn Tennis Club Bawksbury Hill.

SA Objective	Criteria	Performance		Commentary
			pavilion/changing facility - 801 – 1600m	
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	The proposed development would allow for the retention of local rights of way. Indicative masterplanning would be helpful to assess site layout and whether enhancements can be delivered.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: * night time road traffic noise >50 dB(A) Lnight; * night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise	The site is adjacent to the A303 and A343 Salisbury Road. A noise impact assessment would be required to assess impact on the proposed development. Proposed development in this location would require noise attenuation measures.
Commentary / Summary:				
The site is located in open countryside and is not well related to the settlement of Andover. Development of the site would also result in the coalescence of Andover and Abbots Ann. Development in this location and scale would also have an adverse impact on the Abbots Ann Conservation area. This site location is also in an area of higher landscape sensitivity where residential development will be inappropriate. This site and adjacent site promotions have also been excluded as they would constitute a new settlement and there are alternative more sustainable options to meet housing need.				



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land at London Road, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 203 (2017)
Site area:	3.16ha
Promoted Housing Capacity	95
Officer Assessed Housing Capacity	90 (assessed capacity for wider site 441)
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	The site is submitted for c95 dwellings. The submission does not specify meeting a specific housing need. The submitted SHELAA form identifies provision of 1-2 bed flats and 2-5 bed dwellings.
	B) Is the site accessible to a strategic employment	++	The site is within 1600m distance ⁴⁵ of a	The site is within 1.6km of Walworth Business Park Extension.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment	++	The site is within 1600m distance ⁴⁵ of a	The site is within 1.6km of Walworth Business Park Extension.

⁴⁵ All distances throughout the assessment assume approximate walking distances and times as follows:

400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the '20 minute neighbourhood' and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance	Commentary	
productivity and the promotion of a diverse economy, with the availability of a skilled workforce	site by sustainable modes of transport?		strategic employment site.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	The site is capable of connecting to ultra-fast broadband with speeds of at least 24 Mbps.
	Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is within 3.2km of Andover town centre and is connected by a frequent bus service.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is 1.2km from Egg Day Nursery.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is 1.1km from Pilgrims Cross Primary School.
	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a secondary school location, and with an overall journey time of 30 minutes maximum.	The site is 1.9km from Winton Community Academy.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is 1.3km from the Co-op Food Picket Twenty.

SA Objective	Criteria	Performance	Commentary	
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁴⁶ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is 2.8km from Adelaide Medical Centre.
	F) Is the site accessible to a community facility ⁴⁷ ?	+/-	The site is within 800m to 1.6km distance	The site is 1.2km from Picket Twenty Community Hall.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Some immediate access to cycleways and footpath networks but barriers of the B3400 to the north, the Medway to the east and the A3093 to the west.
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations ⁴⁸ (including local towns or cities, which have onward connections to wider destinations).	The site is within 140m to Abory Care home bus stop which would be accessed from the B3400 London Road.

⁴⁶ This does not include dentist provision

⁴⁷ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

⁴⁸ A major destination includes town and cities with public transport connections, including Andover, Romsey, Southampton, Winchester, Salisbury, Basingstoke, London.

SA Objective	Criteria	Performance		Commentary
	I) Is the site able to connect to the highway?	-	Potential access constraints	Vehicular access to serve the development would need to be in accordance with Policy COM6A with means of access to the site via the Picket Twenty development which is under the control of Persimmon Homes. The details pursuant to Full Planning Application 16/03120/FULLN confirm that two road spurs will extend northwards from the spine road that will facilitate vehicular and pedestrian access from the planned new community.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	?	The classification of the site is not known or it is not clear whether it is classified as grade 3a or 3b	According to the agricultural land classification the site is unclassified.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The whole of the site is outside groundwater source protection zones.

SA Objective	Criteria	Performance		Commentary
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The site is entirely within flood zone 1 and of limited susceptibility to groundwater flooding.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	0	No change in air quality	<p>The proposed development of c95 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	<p>The site does not have an impact on designated landscapes. The site is surrounded by existing development including the B3400 London Road to the north. Fields north of London Road are in agricultural use with development further to the north of these fields.</p> <p>The site is within the 'Open Chalklands' character type.</p> <p>Variations in sensitivity - across multiple parcels. Rising landform and prominent undulating topography in the southernmost parcel rising to road and woodlands mean this is highly</p>

SA Objective	Criteria	Performance		Commentary
				<p>constrained. The left hand portion (first third of the parcel - pertinent to this site) relates most strongly to the existing development edge. The rest of the southern parcel is valuable green infrastructure and habitat buffer for the adjacent ancient woodland. Provisional sensitivity rating: moderate-high. In the central parcel, a strong mature tree line divides it into two compartments. The more open field to the east drops down to ancient woodland and is the most sensitive. The visually contained western part is less sensitive - moderate.</p>
	<p>B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?</p>	<p>+/-</p>	<p>Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.</p>	<p>Part of the site (The extent of Site 203 that is also included within Site 76) is within the adopted Local Plan policy COM6A allocation. The Local Plan allocation identifies the location of new landscape within part of SHELAA site 203.</p> <p><i>D) landscaping to be provided including:</i></p> <p><i>ii) a landscape belt of approximately 10 meters width on the northern boundary with the B3400 London Road.</i></p> <p>Consistency of the site submission with the policy allocation and existing planning permission on adjacent land will need to be explored further.</p> <p>Subject to policy compliance as part of a wider housing allocation the site has the potential to form a positive impact in relation to the existing settlement edge.</p>

SA Objective	Criteria	Performance		Commentary
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence.	The site is outside the settlement boundary of Andover but partly within Local Plan allocation Policy COM6A Picket Twenty, Andover (Map F) which is allocated for housing and open space. The site does not have an adverse impact on the distinction between settlements or coalescence.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○	The development of this site would have no effect on the historic environment.	The site is not within or near a Conservation Area. There are no listed buildings that would be affected.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	There are no archaeological sites currently recorded. The site does have some archaeological potential related to the proximity of the prehistoric burial landscape. However, the recent archaeological work at the burial mounds suggest that a substantive Roman site exists in this landscape of proximity that they disposed of rubbish in the ditch of the burial mounds, but not in the existing development to the south. This does suggest a high archaeological potential on this north edge. If a substantial Roman site exists this will be a material consideration but less likely that this will emerge as a constraint to the allocation. Existing development may have compromised the archaeological potential in some places.
Objective 10: Conserve and, where possible, enhance	A) Will the development conserve and enhance protected sites	-	The development has the potential to result in or contribute to	There are no protected habitats within the site or adjacent. There are a sites of importance for nature conservation (SINC) located to the east of

SA Objective	Criteria	Performance		Commentary
biodiversity and habitat connectivity	(internationally, nationally and locally) in line with relevant legislation and national policy?		indirect and or cumulative adverse effects on protected sites.	the site (adjacent to Andover Farm) and to the south of the local plan allocation site. There is also ancient woodland located to the south east within land contained south of London Road and east of the Middleway. Consideration will need to be given to cumulative impact from recreational disturbance. The site falls within the Solent catchment for nitrates and associated mitigation requirements.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/-	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	A phase 1 ecological survey would be required to determine species and habitats on site. The majority of the site is within a local ecological network opportunity area and a proportion of the site also forms part of the Local Plan allocation where land is identified for landscaping. If the site was brought forward for housing consideration will need to be given to policy compliance with the allocation, relationship to planning permission on wider allocation site and in terms of how LEN opportunities will be realised. Further information is required in terms of how BNG will be achieved in the light of the above.
	C) Would development conserve and extend quality local green infrastructure provision?	?	Insufficient information available	The majority of the site is within a local ecological network opportunity area and also forms part of the Local Plan allocation where part of the site is also identified for landscaping as part of the Local Plan allocation. If the site was brought forward for housing consideration will need to be given to policy compliance with the allocation, relationship to planning permission on wider

SA Objective	Criteria	Performance		Commentary
				allocation site and in terms of how LEN opportunities will be realised.
	D) Would development affect protected and unprotected trees?	-	The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site	There are no TPOs within the site or on the site boundary that would be affected by the development. There are unprotected trees on the site boundary and within the site itself that may constrain residential capacity. Further assessment would be required through a tree survey.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+	Site performed positively in relation to the majority of criteria relating to objectives 3, 4, 5, 6, 10	The site is sustainably located adjacent to the Andover settlement boundary partly within an existing housing allocation site with access to local services and amenities. Confirmation is required that site access can be achieved. In other respects the site is relatively unconstrained.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible open space and / or equipped children's play space within 800m	The site is within 800m of Picket Twenty Sports Ground and Pitches.
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	The site is within 800m of Picket Twenty Sports Ground and Pitches.
	C) Would development support the retention and / or enhancement of access	+/-	The development of the site is likely to retain the provision of	No conflicts identified with existing rights of way. Further information required regarding site layout for any enhancements that can be achieved.

SA Objective	Criteria		Performance	Commentary
	and rights of way to the countryside?		public rights of way but the character of such routes is likely to alter as a result of the development.	
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise 	The site is not within a DEFRA noise buffer. However, the B3400 London Road is located immediately to the north of the site and a noise impact assessment may be required.
Commentary / Summary:				
The site is sustainably located adjacent to the Andover settlement boundary partly within an existing housing allocation site with access to local services and amenities. The site is adjacent to land (to the south) allocated for housing and open space (Policy COM6A) in the adopted Local Plan. The site promoter (Persimmon) has control over site access through the existing allocation to the south. Site is relatively unconstrained, potential noise considerations from the London Road and some landscape sensitivity to the north. The site also forms part of the wider land promotion (site 441).				

Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Address:	Land at Manor Farm, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 173 (2017)
Site area:	154ha
Promoted Housing Capacity	1,000 dwellings
Officer Assessed Housing Capacity	800
Employment uses (Y/N):	Y

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	Site is promoted for c1000 dwellings (with officer assessed potential of c800 dwellings) with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability	A) Is the site likely to increase future economic and employment opportunities?	+	Promotion of the site includes a proposal for mixed use or commercial floorspace offering ongoing economic and employment opportunities	The site submission refers to the potential for a local centre and employment area that could provide employment opportunities.
	B) Is the site accessible to a strategic employment	++	The site is within 1600m distance ⁴⁹ of a	The site is within 1.6km of Meridian Park.

⁴⁹ All distances throughout the assessment assume approximate walking distances and times as follows:

SA Objective	Criteria	Performance		Commentary
of a skilled workforce	site by sustainable modes of transport?		strategic employment site.	
	C) Is there connection to high quality broadband?	+	Standard connectivity (10-24 mbps) is available in close proximity to the site	Broadband speeds of up to 24Mbps are achievable in this location.
	Is the site accessible to Andover or Romsey Town Centres?	+	The site is within 400m of a bus service to Town Centres and/or within 1600m of a Town Centre (overall journey time, door to door, of less than 1 hour).	The site is 3.1km from Andover with a bus stop adjacent to the site but service not frequent.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is located within 1.2km of Finkley East Anton Nursery and Pre School.
	B) Is the site accessible to a Primary School?	+	The site is within 800m distance with indirect access*** to footpaths and/or cycleways	The site is within 600m of Roman Way Primary school.
	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a secondary school location, and with an overall journey time of 30 minutes maximum	The site is within 3km of Harrow Way Community School.

400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the ‘20 minute neighbourhood’ and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance		Commentary
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is within 1km of Enham Village store and Post Office.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁵⁰ ? [this does not include dentist provision]	+/-	The site is within 800m to 1.6km distance	The site is within 850m of The white House Surgery.
	F) Is the site accessible to a community facility ⁵¹ ?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	The site is within 500m of St Michael and All Angels.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access** to cycleways and/or footpath networks	Direct access** to cycleways and/or footpath networks.
	H) Is the site accessible to a bus or rail service?	+	Within 400m of an infrequent bus route or railway station to major destinations (or within 800m of a frequent bus service.	The site is adjacent to the Old Police House bus stop but bus services are not frequent.
	I) Is the site able to connect to the highway?	-	Potential access constraints	Access is potentially achievable via existing agricultural access points from the A343, Mays Down Lane and Knights Enham. Further access potentially could be achieved via an additional arm off the existing roundabout at Saxon Way.

⁵⁰ This does not include dentist provision

⁵¹ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
				The A343/Newbury Road links Andover and Enham Alamein in a south/north direction, bisecting the eastern portion of the site. There are public rights of way running through the site, along the existing field boundaries.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	--	All of the site is best and most versatile agricultural land as defined by NPPF; or the majority# of the site is grade 1 and / or 2 agricultural land.	The site comprises Grade 2 and Grade 3a agricultural land.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	Part of the southern and eastern site boundary falls within a superficial sand and gravel resource area. These same areas are within the River Terrace deposits.
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	The site does not comprise land within a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+/-	The site partially falls within a source protection zone but not the majority of the site	Land within the eastern site area north and east of Knights Enham is within a zone 2 groundwater protection zone.
Objective 6: Seek to avoid and reduce	A) Does the site contain areas at risk of or potential	+/-	Part of the site (less than half) is within	The whole of the site is within flood zone 1. There is a very limited corridor of surface water

SA Objective	Criteria	Performance		Commentary
vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	to be susceptible to flooding, either now or in the future?		Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	flooding in the west and east of the site but not of a significance to limit development. In terms of groundwater flooding the centre of the site is of limited susceptibility. The western and eastern corridors of land that are affected by surface water flooding also have potential for flooding at the surface.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	<p>The proposed development of c800 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	<p>The North Wessex Downs AONB is located to the north of the site. Indicative masterplanning has been undertaken for the site which includes existing woodland, open space and a country park to the north of the site also intended to maintain the gap between possible new development and Enham Alamein.</p> <p>The site is within the Semi-enclosed Clay Plateau landscape type.</p> <p>Overall, this is a landscape which is highly susceptible to change arising from the</p>

SA Objective	Criteria	Performance		Commentary
				<p>scenario. This is predominantly by virtue of the elevation, openness and associated visual character and intervisibility with the wider landscape and designated landscape interests, the often strong sense of rural character and areas where strength of time depth persists. Susceptibility to change is marginally lower (Moderate-High) in the settlement fringe influenced land at the most southerly points of the parcel, including the lower lying land around Charlton, which is perceptibly influenced by the late 20th century edge here, although there are no obvious natural parameters to accommodate any future development here, within the existing landscape pattern. The landscape around the historic hamlet of Knights Enham is an anomaly in this respect being of more elevated susceptibility by virtue of the historic settlements and the function of the local landscape in contributing to its setting.</p>
	<p>B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?</p>	<p>+/-</p>	<p>Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.</p>	<p>The site is immediately adjacent to the northern Andover settlement boundary and relates well in respect of access to essential amenities and services. The site is promoted for c1000 dwellings and land located towards the southern site boundary is considered potentially more suitable for development.</p>
	<p>C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is</p>	<p>-</p>	<p>The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence</p>	<p>The eastern area of the site lies within an area identified as a critical local gap. It will be important to maintain the gap between new development and Enham Alamein and to locate development accordingly. In relation to the current indicative masterplanning put forward</p>

SA Objective	Criteria	Performance		Commentary
	relevant to settlement identity?			by the site promoter development to the east would reduce significantly reduce the settlement gap.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	--	The development has the potential to impact on the significance of a heritage asset that has the potential of result in substantial harm or loss of heritage assets	There are a cluster of listed buildings adjacent to the eastern site boundary in Knights Enham. The indicative masterplanning includes a green buffer between proposed development and Knights Enham. Further assessment is required in relation to potential impact on the setting of these listed buildings and how this will impact the developable area.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	Archaeology is present on site and survey work is required. Not considered to be an overriding constraint but may affect site layout.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	There is an area of Ancient Woodland within the north of the site adjacent to Enham Alamein which is also a Site of Importance to Nature Conservation. Impact on this designated site will need to be considered and development located to avoid any adverse impacts. The indicative masterplanning includes maintaining the Ancient woodland, provision of country park and open space to maintain appropriate buffer distances.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	++	The development has the potential to conserve habitats and species and would be likely to deliver enhancements to the local ecological network	An ecological survey has been completed to assess impact on habitats and species on site. The development has the potential to deliver significant net gains in BNG and contribute to the enhancement of local ecological networks.

SA Objective	Criteria		Performance	Commentary
			and / or provide realistic opportunities to deliver net gains for biodiversity on site beyond those that are likely to be legally required.	
	C) Would development conserve and enhance quality local green infrastructure provision?	+	Promotion of the site includes provision that would enable the conservation and enhancement of green infrastructure.	Indicative masterplanning has been undertaken for the site which includes existing woodland, open space and a country park to the north of the site also intended to maintain the gap between possible new development and Enham Alamein. There is opportunity to enhance and develop links to the wider local ecological network.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are no Tree Preservation Orders affecting the site, however there are existing trees on field boundaries within the site which may need to be retained as part of any future development. There is an area of Ancient Woodland within the northern site boundary. Proposed development is located to the south of the site within acceptable buffer distances.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+	Site performed positively in relation to the majority of criteria relating to objectives 3, 4, 5, 6, 10	The site is located adjacent to Andover's northern site boundary with good accessibility to essential services and amenities. Development of the site would involve the loss of the best or most versatile agricultural land. Development of the site is unlikely to be significantly affected by floodrisk. There is

SA Objective	Criteria	Performance		Commentary
				potential to locate development adjacent to the Andover settlement boundary of an appropriate scale to avoid adverse impacts on protected habitats and species.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	-	Distance to identified area of open space (informal, allotments, parks and gardens or children and teenagers) greater than 1600m	The site is approximately 2.4km from East Anton open space and playing pitches.
	B) Is the site accessible to sport facilities?	-	Distance to any sports facility is more than 1600m	The site is approximately 2.4km from East Anton open space and playing pitches.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+	The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.	The indicative masterplanning provides the opportunity to enhance access to the countryside and rights of way.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	+	No part of the site is likely to include any areas identified as likely to be exposed to: * night time road traffic noise >50 dB(A) Lnight; * night time railway train noise >50 dB(A) Lnight; or * industrial and commercial noise.	The A343 Newbury Road runs to the south of the site and along the eastern boundary. Part of this road is within the DEFRA noise buffer area. Although the site is outside the noise buffer area a noise impact assessment may be required to determine level of impact on the proposed development.
Commentary / Summary:				

SA Objective	Criteria	Performance	Commentary
<p>This site is located with good accessibility to essential services and amenities and is well related to the settlement of Andover. Site access can be delivered from Saxon Way. There are landscape sensitivities and Ancient Woodland to the north of the site, the development proposes a woodland and Country Park to the north of the site as a landscape buffer to the AONB and the Ancient Woodland beyond. There is potential to locate development adjacent to the Andover settlement boundary of an appropriate scale to avoid adverse impacts on settlement distinction and maintain the local gap and also provide an appropriate buffer to listed buildings at Knights Enham.</p>			

Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land East of Ludgershall
Site reference / SHELAA No: / Submission Date	SHELAA 61 (2021)
Site area	15.8 ha
Promoted Housing Capacity	350
Officer Assessed Housing Capacity	350
Employment uses (Y/N):	No

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No Information Provided	No specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a	A) Is the site likely to increase future economic and employment opportunities?	o No employment uses proposed	No employment uses proposed and will not result in loss of employment land.
	B) Is the site accessible to a strategic employment site	+ A strategic employment site lies between 1600m and 5km distance.	The nearest strategic employment site is Weyhill Business Park/Mayfield Avenue Industrial Park which is approximately 6km distance. A bus stop is within 400m of the site.

SA Objective	Criteria	Performance	Commentary	
diverse economy, with the availability of a skilled workforce	by sustainable modes of transport?		Alternatively, the site is within 400m of a bus stop or train station providing a frequent* service to a strategic employment site.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	There is ultrafast broadband near the site (=>100mbps).
	D) Is the site accessible to Andover or Romsey Town Centres?	+	The site is within 400m of a bus service to town centres and/or within 1600m of a town centre, with an overall journey time, door to door of less than 1 hour.	The site is within 400 metres of a bus stop which is served by a frequent bus service to Andover Town Centre.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is 1.3 km to a Ludgershall Pre-School
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is 1.3 km to a Ludgershall Castle Primary School
	C) Is the site accessible to a	-	The site is within 1600m to 5km	The site is 2.9km to the Wellington Academy.

SA Objective	Criteria		Performance	Commentary
and the availability and utilisation of sustainable modes of travel	Secondary School?		distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is 1.5km to Tesco express along Andover Road.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁵² ? [this does not include dentist provision]	+/-	The site is within 800m to 1.6km distance	The site is 1.5km to The Castle Practice in Ludgershall
	F) Is the site accessible to a	+/-	The site is within 800m to 1.6km distance	The site is 1.5km to Ludgershall Memorial Hall

⁵² This does not include dentist provision

SA Objective	Criteria	Performance		Commentary
	community facility ⁵³ ?			
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access** to cycleways and/or footpath networks	There is a pathway that connects to the south west of the site via Andover Road which leads to the centre of Ludgershall.
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations (including local towns or cities, which have onward connections to wider destinations).	Activ8 Stagecoach Service from Graspan Road bus stop (Eastbound). Goes to Andover and takes 25 minutes. Bus stop is 202 metres from south west corner of the site. Also goes to Tidworth every 15 minutes – same bus route Activ8 and bus stop approx. 210 metres (west bound)
	I) Is the site able to connect to the highway?	+	No access constraints	Yes, to Andover Road.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	Not previously developed land. Agricultural land.
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF.	The site does not comprise best or most versatile agricultural land as defined by the NPPF.

⁵³ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	-	The majority# or all of the site is located within a source protection zone or the site includes areas within source protection zones 1 or 2.	The majority of the site is within a groundwater source protection zone 3.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	Site is entirely within flood zone 1 and limited potential for groundwater flooding to occur. Surface water 0.50 to 0.75 just outside of south west boundary but does go very slightly into site and is near to access point. Also, a very small amount within the north of the site.
Objective 7: Maintain and,	A) Would development of the site lead to	○	No change in air quality	Not located on any of the routes explained. Only one could effect is Salisbury central but limited.

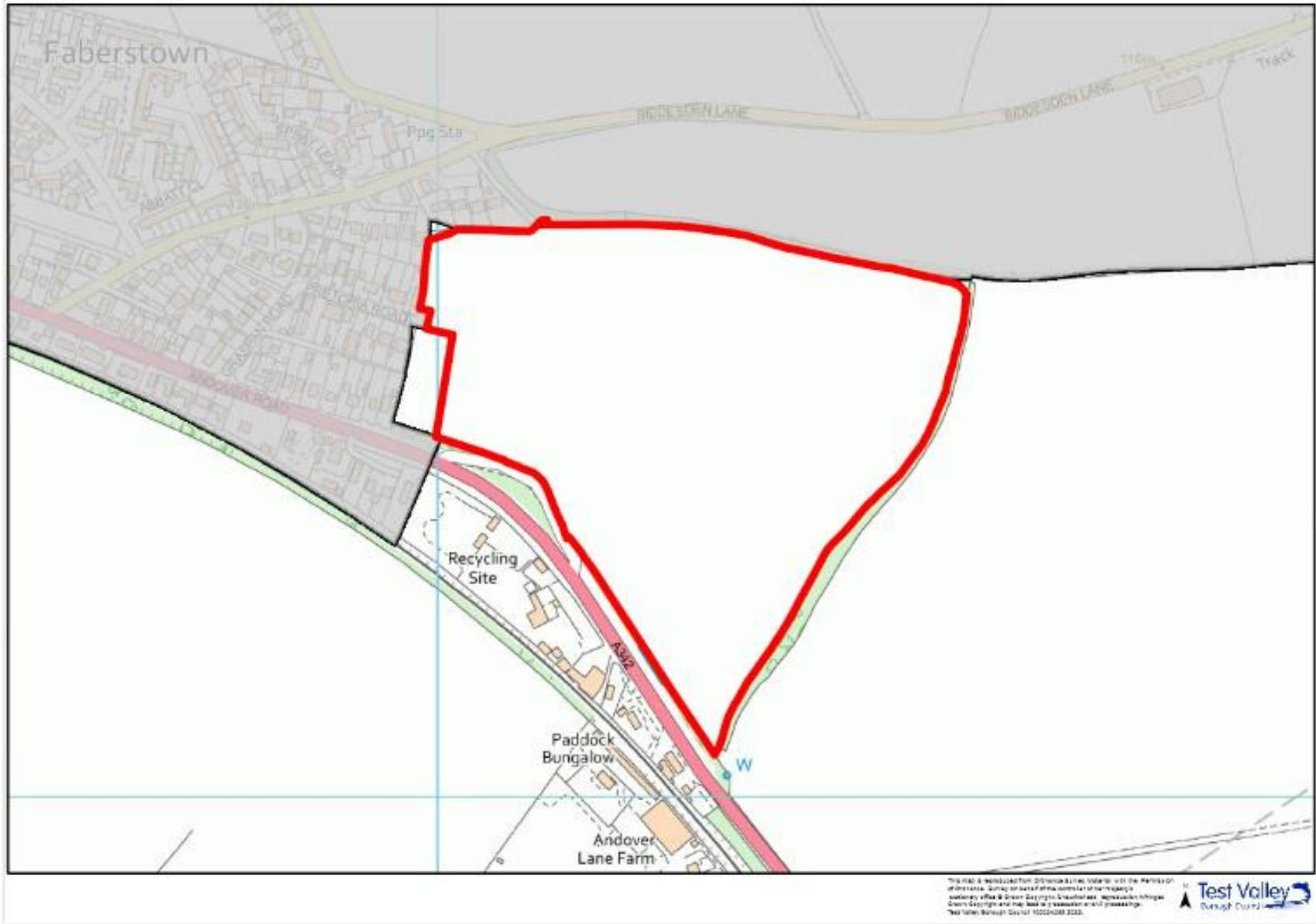
SA Objective	Criteria	Performance		Commentary
where possible, enhance air quality	concerns on air quality in light of national air quality objective levels?			
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.	The site is located adjacent to the North Wessex Downs AONB where there is potential for significant effects on the setting of the AONB. However, the site also has a close relationship to urbanising influences along the A342 road corridor which reduces susceptibility to change. The relationship of the site to the AONB elevates the sensitivity of the site and appropriate layout, design of development and landscape strategy would be required to avoid significant effects on the AONB.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+	Has the potential to relate positively to the existing settlement and settlement edges and / or surroundings / context.	Site is fairly contained within the southern eastern edge of Ludgershall, located on the main thorough road. There is a soft landscape/hedge edge to the eastern side which is facing the countryside.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual	○	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence.	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence.

SA Objective	Criteria	Performance		Commentary
	coalescence, where this is relevant to settlement identity?			
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○	The development of this site would have no effect on the historic environment.	<p>No designated heritage assets on the site.</p> <p>Biddesden Housing Historic Park and Garden is located to the north west of the site (less than 800 metres)</p> <p>Listed Buildings - Farm Buildings at Biddesden Farm are to the north west of the site (less than 800 metres)</p> <p>Parkhouse and Redenham House Listed Buildings are to the south east of the site (less than 1250 metres)</p> <p>Listed Buildings at Little Shoddesden (4 buildings) to south of the site (less than 1250 metres)</p> <p>Listed Building - Perry's Cottage in Ludgershall (less than 1450 metres)</p>
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of	Scheduled Monument - Roman Buildings on Lambourne's Hill are to the west of the site (just less than 1000 metres)

SA Objective	Criteria		Performance	Commentary
			archaeological asset or result in harm	
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	○	No protected sites or habitats identified on site or in the vicinity or are likely to be impacted.	The site is within the catchment for Solent SPA nutrients. SINC's to the east of the site (201, 209, 33, 212, 15) (nearest one around 500 metres)
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+	Development has the potential to conserve habitats and species and would conserve the local ecological network.	<p>Hillfield Copse to the east of the site (around 500 metres) which is ancient woodland.</p> <p>Grove Copse to south east of the site (around 850 metres) which is ancient woodland</p> <p>Ancient woodland to the south west of the site (no name) (around 1000 metres)</p> <p>Surrounding the northern, eastern and southern boundary is network opportunities for non coniferous trees.</p> <p>Hedgerows surround whole site</p>
	C) Would development conserve and enhance quality local green	+	Promotion of the site includes provision that would enable the conservation and	Significant hedgerows all around site which could be enhanced including a strong hedgerow boundary facing countryside. Majority of boundary is within network opportunity area too to enhance.

SA Objective	Criteria	Performance	Commentary
	infrastructure provision?		enhancement of green infrastructure.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to at least 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m
	B) Is the site accessible to sport facilities?	-	Distance to any sports facility is more than 1600m
			Petoria Playground adjacent to western side and allotments are within 800 metres.
			Around 2,000 metres to Ludgershall Sports Club.

SA Objective	Criteria	Performance	Commentary
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+ The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.	No PRoW on the site. Opportunity to potentially connect to one at Kimpton but would require offsite linkages to be provided too. Generally, opportunity to link with access to countryside.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	- Any part of the site is likely to be exposed to: • night time road traffic noise >50 dB(A) L _{night} ; • night time railway train noise >50 dB(A) L _{night} ; or industrial and commercial noise	The areas surrounding Andover Road (small areas) go to 50 to 54.9 pba. No railway noise. Car breakers and light industrial close to both sites, may result in some noise.
<p>Commentary / Summary: Site located adjacent to Ludgershall and proposed strategic allocation to the west of the A342. The site is also located in close proximity to strategic housing allocations within Wiltshire. Site access can be achieved from the A342. There is landscape sensitivity to the AONB but this can be addressed with landscaping. A co-ordinated approach to the improvement of local service provision will be required working closely with Wiltshire Council.</p>			



Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land East of Short Lane, Penton Corner
Site reference / SHELAA No: / Submission Date	SHELAA 316 (2021)
Site area:	0.73ha
Promoted Housing Capacity	20
Officer Assessed Housing Capacity	10
Employment uses (Y/N):	N

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	+	Promotion of the site includes provision to meet a particular identified housing need e.g. specialised housing for older persons (C2)/ accessible / self and custom build plots
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed
	B) Is the site accessible to a strategic employment	++	The site is within 1600m distance ⁵⁴ of a
			Site is promoted for c20 dwellings in SHELAA submission. However, SHELAA submission also refers to potential for up to 15 self-build or custom build units.
			No employment uses proposed.
			The site is within less than 1.6m to Portway Business Park, Andover.

⁵⁴ All distances throughout the assessment assume approximate walking distances and times as follows:

SA Objective	Criteria		Performance	Commentary
productivity and the promotion of a diverse economy, with the availability of a skilled workforce	site by sustainable modes of transport?		strategic employment site.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	High quality connectivity (of at least 24 mbps) is available.
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is 4.2km from Andover town centre.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is 1.3km from County Day Nursery.
	B) Is the site accessible to a Primary School?	-	The site is within 1600m to 5km distance	The site is 2.7km from Portway Infants and Junior School.
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	The site is 2.6km from Harrow Way Community School.

400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the ‘20 minute neighbourhood’ and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance		Commentary
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is 1.6km from Aldi Weyhill Road
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁵⁵ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is 3km from Charlton Hill Surgery.
	F) Is the site accessible to a community facility ⁵⁶ ?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	The site is 800m from Penton Hall.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	+/-	Within 800m of limited bus route or railway station to major destination.	The site is 500m from Short Lane bus stop.
	I) Is the site able to connect to the highway?	+	No access constraints	Potential access from Short Lane.

⁵⁵ This does not include dentist provision

⁵⁶ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria		Performance	Commentary
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	--	All of the site is best and most versatile agricultural land as defined by NPPF; or the majority# of the site is grade 1 and / or 2 agricultural land	The whole site is Grade 3a agricultural land.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+/-	The site partially falls within a source protection zone but not the majority of the site	Approximately half the site (eastern half) is located within a Grade 2 Groundwater Source Protection Zone.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The site is located entirely within flood zone 1 and is of limited susceptibility to groundwater flooding.

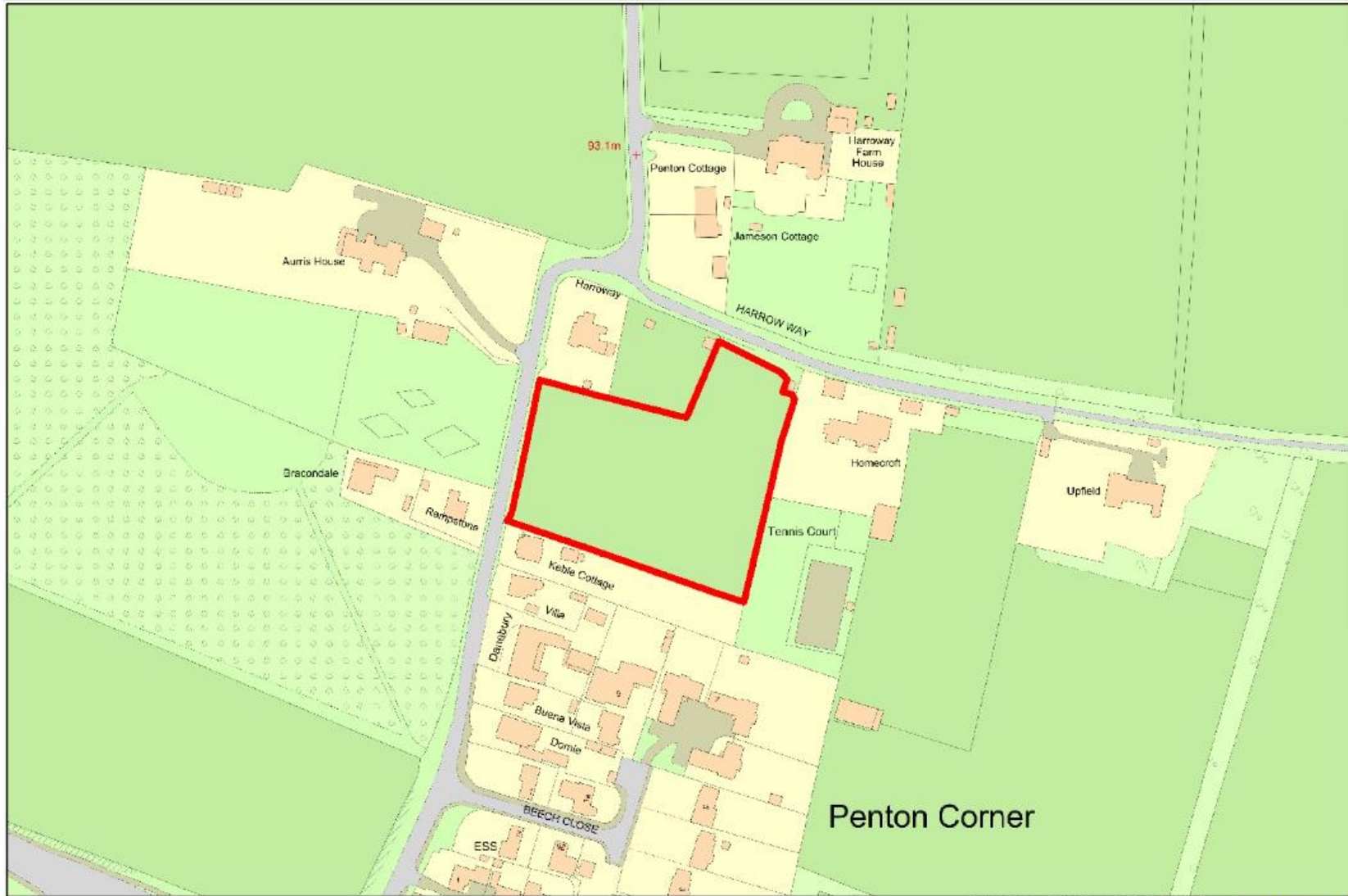
SA Objective	Criteria	Performance		Commentary
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	<p>The proposed development of c15 - 20 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p> <p>However, Portway Business Park is located a short distance to the east and Andover Business Park is located to the south which may expose new development to sources of air pollutants affecting residential amenity.</p>
	Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.
B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?		+	Has the potential to relate positively to the existing settlement and settlement edges and/or surroundings/context.	The site is located outside the settlement boundary of the hamlet of Penton Corner but relates relatively well to existing development around the site.
C) Does the site have the potential to impact the		○	The site is unlikely to have an effect on the	Although this site lies within a local gap, in isolation a small-scale development of

SA Objective	Criteria	Performance		Commentary
	distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?		distinction/separation between settlements or result in a risk of physical or visual coalescence	approximately 10 dwellings does not impact on the distinction between settlements or narrow the gap between Penton Corner and Andover.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○	The development of this site would have no effect on the historic environment.	The development of this site would have no effect on the historic environment.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	There are no archaeological sites currently recorded but Bronze Age burial sites recorded in the close vicinity of this site. Other substantive archaeological sites have been found during development to the east. It is likely that archaeological remains would be encountered during development. However, it is not likely that these archaeological remains would constrain the allocation. The Harrow Way on the northern boundary is of very great age. The setting of this important historic landscape feature is a consideration which might influence the design and layout and perhaps the margins of the allocation. The development offers an opportunity to secure boundary margins that are appropriate to those historic and green
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with	○	No protected sites or habitats identified on site or in the vicinity or are likely to be impacted.	No protected sites or habitats identified on site or in the vicinity or are likely to be impacted.

SA Objective	Criteria	Performance		Commentary
	relevant legislation and national policy?			
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/-	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	A phase 1 ecology survey would assist in determining the presence of habitats and species on site. All of the site is within a LEN opportunity area so consideration would need to be given to the impact here.
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	Insufficient information available at this stage in terms of detailed proposals for enhancing local green infrastructure provision. All of the undeveloped land within the site is within a LEN opportunity area so consideration would need to be given to the impact here.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are no TPOs within the site. There are unprotected trees lining the site boundary. If this site were to be brought forward in isolation this may be achieved without tree loss.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	-	For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases	The site has limited accessibility to essential services and amenities but is located adjacent to Andover. The site would involve the loss of grade 3a agricultural land and part of the site is within a groundwater source protection zone. No significant ecological constraints are identified at this stage.

SA Objective	Criteria	Performance		Commentary
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+/-	Distance to closest identified area of open space (informal, allotments, parks and gardens or children and teenagers) – 801 – 1600m	The site is approximately 1km from Penton Lane open space and sports facilities (tennis club).
	B) Is the site accessible to sport facilities?	+	Distance to nearest indoor sports facility or pitches and pavilion/changing facility - 801 – 1600m	The site is approximately 1km from Penton Lane open space and sports facilities (tennis club).
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+	The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.	No adverse impacts on access to the countryside and rights of way.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	+	No part of the site is likely to include any areas identified as likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or • industrial and commercial noise. • 	The site is located outside the DEFRA noise buffer zone and should not be significantly adversely affected by the A342 / A303.

SA Objective	Criteria	Performance	Commentary
Commentary / Summary			
<p>The site is located outside the settlement boundary of the hamlet of Penton Corner and is located within a designated Local Gap. This location is highly sensitive from a landscape perspective and also has potential for significant adverse effects on the setting of the Penton Grafton Conservation Area. The site has limited accessibility to essential services and amenities but is located adjacent to Andover. Landscape impact and impact on local gap make this location inappropriate for residential development.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land East of Smannell Road, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 234 (2017)
Site area:	14.39ha
Promoted Housing Capacity	350
Officer Assessed Housing Capacity	350
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	Promotion of the site is for c350 dwellings and the site submission does not make reference to specific housing type or need group.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a	++	The site is within 1600m distance ⁵⁷ of	The site is within 1.6km of Walworth Business Park extension.

⁵⁷ All distances throughout the assessment assume approximate walking distances and times as follows:

SA Objective	Criteria	Performance	Commentary	
promotion of a diverse economy, with the availability of a skilled workforce	strategic employment site by sustainable modes of transport?		a strategic employment site.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	Broadband speeds in excess of 24Mbps are achievable in this location.
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is located 3.7km from Andover town centre but not within 400m of a frequent bus service.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability	A) Is the site accessible to early years education provision?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	The site is within 650m of the Finkley East Anton Nursery and Pre School.
	B) Is the site accessible to a Primary School?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 700m of the Endeavour Primary School.

400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the '20 minute neighbourhood' and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance	Commentary	
and utilisation of sustainable modes of travel	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	The site is within 3.1km of the Winton Community Academy.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 750m of the Co-op Food East Anton.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁵⁸ ? [this does not include dentist provision]	+/-	The site is within 800m to 1.6km distance	The site is within 1.5km of the Shepherds Spring Medical Centre.
	F) Is the site accessible to a community facility ⁵⁹ ?	++	The site is within 800m distance with direct access** to	The site is within 650m of the Augusta Park Community Centre.

⁵⁸ This does not include dentist provision

⁵⁹ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary
		footpaths and/or cycleways.	
	G) Can the site readily connect to cycleways and footpath networks?	++ Direct access** to cycleways and/or footpath networks	There is an right of way through the site that links to wider footpath and cycleway networks.
	H) Is the site accessible to a bus or rail service?	+/- Within 800m of limited bus route or railway station to major destination	The site is within 650m of the Community Centre bus stop.
	I) Is the site able to connect to the highway?	- Potential access constraints	The site promoter has not explored options for site access. There may be potential to achieve site access from Finkley Road, but this will need to be considered alongside the impact of other potential housing sites such as sites 165 and 231 and the necessary road / junction improvements that may be required. Consideration will also need to be given to potential site access options from Smannell Road.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	- The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	- The majority# of the site is best and most versatile agricultural land as defined by NPPF	The site is predominantly Grade 3a agricultural land.

SA Objective	Criteria	Performance		Commentary
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site is partly within a minerals and waste consultation area. Approximately half the site is within a minerals resource area for superficial sand and gravel (southern half of site).
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	-	The majority [#] or all of the site is located within a source protection zone or the site includes areas within source protection zones 1 or 2.	The whole of the site is within a grade 2 groundwater source protection zone.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is unlikely to be susceptible to groundwater flooding at ground level.	The site is within flood zone 1. There is some surface water flooding along Smannell Road which extends into the southern corner of the site.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	The proposed development of c350 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.

SA Objective	Criteria	Performance		Commentary
				At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas but this would need to be further explored in terms of potential cumulative effects.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.	<p>The North Wessex Downs AONB is located to the north east of the site. The whole of the site is located within a designated local gap area (Andover – Enham Alamein / Smannell). The whole site is within the ‘open chalklands’ landscape character type.</p> <p>Variation across parcels in cluster Elevated and open rolling chalk landscapes define much of the parcel and are susceptible to the change scenario.</p> <p>Sense of time depth created by the Roman Road at Finkley Road and by Scheduled Monuments on the SMR/earthworks in the landscape.</p> <p>The PRoW which intersects Finkley Road and which falls on a local ridgeline forms a natural topographic dividing line in the landscape. The lower lying land to the west is more associated with the East Anton settlement edge and is less susceptible to change.</p>

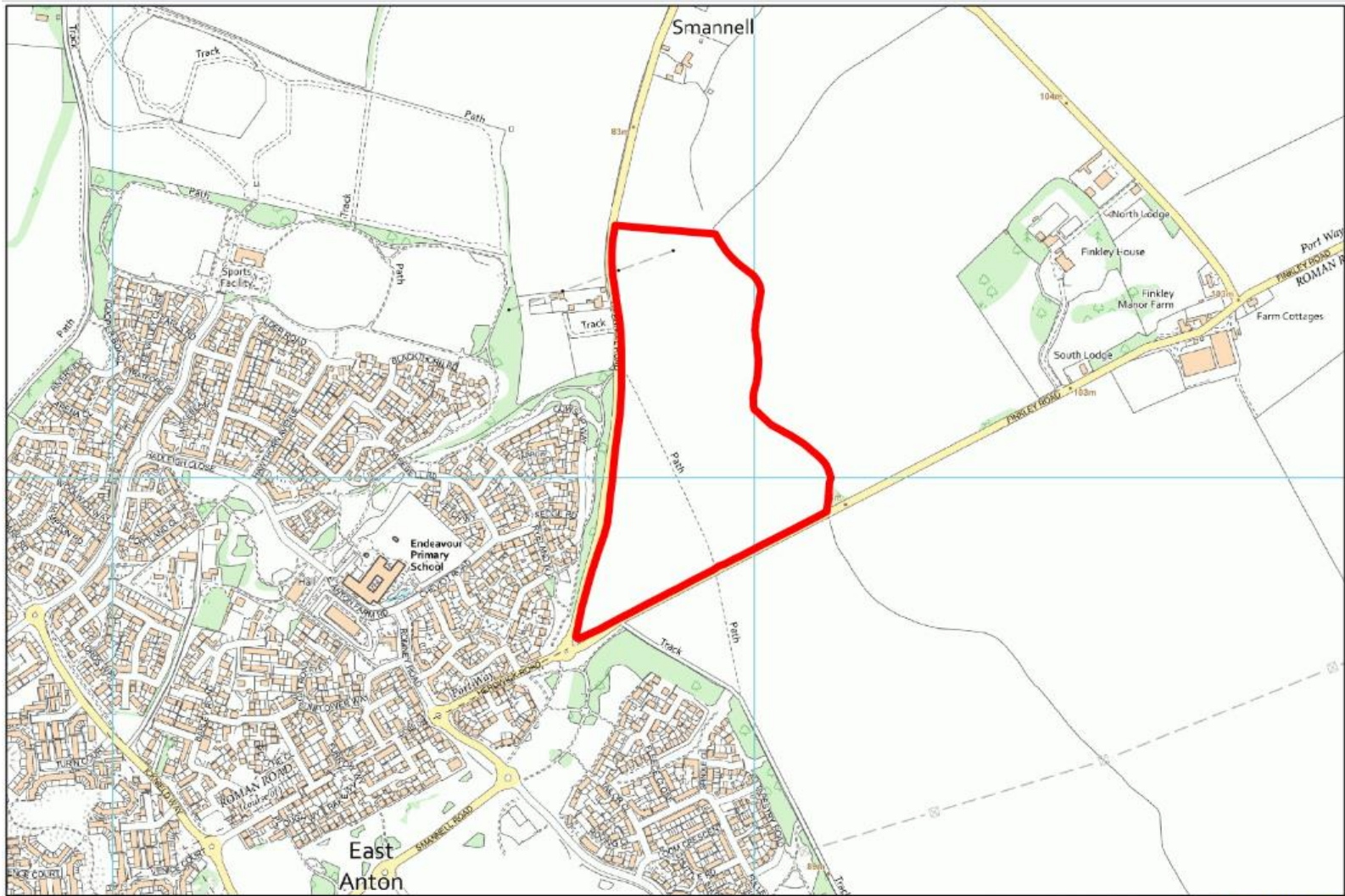
SA Objective	Criteria		Performance	Commentary
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	-	Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	<p>The site is adjacent to the Andover settlement boundary and the proposed development would be of a comparable density to existing development within the settlement boundary. However, the site is wholly within a landscape gap area (Policy E3 Local Gaps) where limited development may be appropriate subject to meeting the criteria of Local Plan Policy E3. A development of 350 homes is considered to diminish the physical and visual separation to villages such as Smannell.</p> <p>The impact of this site would also need to be considered in cumulative terms in respect of other potential Local Plan housing sites adjoining this site.</p>
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence	The site is wholly within a landscape gap area (Policy E3 Local Gaps). A development of 350 homes is considered to diminish the physical and visual separation to villages such as Smannell.
Objective 9: Conserve and, where possible, enhance the historic environment and the	A) Is development likely to conserve or enhance the significance of	-	The development has the potential to impact on the significance of a	The site is not within a conservation area or affecting the setting of a conservation area. There are listed buildings to the north of the site in Smannell and to the north east at Finkley

SA Objective	Criteria		Performance	Commentary
significance of heritage assets	heritage assets, their setting, and the wider historic environment?		heritage asset but this is likely to be of less than substantial harm	Manor Farm. There are open fields in between so consideration will need to be given to potential visual impact on setting.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	-	Potential for an impact on archaeological assets that could affect the development of this site	There is evidence of a prehistoric field system across this land. Furthermore, it is likely that archaeological sites as yet unrecorded will exist and be encountered during development although these are unlikely to represent an overriding constraint to allocation. The eastern boundary is likely to be of very great age and there is an opportunity to acknowledge this within the design and layout as both historic and green infrastructure although it seems likely that ensuring that this boundary is preserved may emerge as an ambition of allocation. The southern boundary is the line of the Roman road and there is an opportunity to acknowledge this within the design and layout as both historic and green infrastructure although it seems likely that ensuring that this boundary is preserved may emerge as an ambition of allocation.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	Areas of ancient woodland are located to the north of the site at Ridges Copse and Hackwood Copse. Consideration will need to be given to indirect cumulative impact on ancient woodland.

SA Objective	Criteria	Performance	Commentary
	legislation and national policy?		<p>There is also a cluster of Sites of Importance for nature Conservation located to the north of the site where indirect cumulative impact will need to be considered.</p> <p>The site is within the Solent nitrates catchment area where mitigation is required.</p>
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+	<p>Development has the potential to conserve habitats and species and would conserve the local ecological network.</p> <p>A phase 1 ecological survey will be required to assess habitats and species on site.</p> <p>No indicative masterplanning has been undertaken for this site. At this stage it is uncertain how BNG will be achieved.</p> <p>Areas of land around the site boundary have been identified as opportunity areas for LEN where there is opportunity to establish links.</p>
	C) Would development conserve and enhance quality local green infrastructure provision?	?	<p>Insufficient information available</p> <p>Areas of land around the site boundary have been identified as opportunity areas for LEN where there is opportunity to establish links. However, insufficient information at this stage from the site promoter makes this uncertain.</p>
	D) Would development affect protected and unprotected trees?	+/-	<p>The intensity of site development is unlikely to be constrained by the presence of protected</p> <p>There are no TPO trees within the site. There are trees along the site boundary but unlikely to significantly affect site potential or access.</p>

SA Objective	Criteria	Performance		Commentary
			or unprotected trees, either on or adjacent to the site.	
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	The site has overall reasonably good accessibility to essential services and amenities in the immediate surrounding area and Andover. The site involves the loss of Grade 3a agricultural land and is within a groundwater source protection zone 2. The site is otherwise relatively unconstrained in terms of floodrisk and impact on sensitive habitats.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible open space and / or equipped children's play space within 800m	The site is approximately 600m from Finkley Farm Road open space.
	B) Is the site accessible to sport facilities?	-	Distance to any sports facility is more than 1600m	The site is approximately 2.4km from East Anton Sports Ground.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	-	The development of the site has the potential to impede/reduce access to the countryside and / or the availability of/access to public rights of way.	There is an right of way which runs through the middle of the site. At this stage impact is uncertain without indicative masterplanning and no reference is made on the submitted SHELAA form.

SA Objective	Criteria	Performance	Commentary
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	<p style="text-align: center;">+</p> <p>No part of the site is likely to include any areas identified as likely to be exposed to:</p> <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or • industrial and commercial noise. 	The site is not located within a DEFRA noise buffer zone. However, the site is bounded by Smannell Road to the west and Finkley Road to the East so a noise impact assessment may be required.
Commentary / Summary			
The site has reasonably good accessibility to essential services and amenities in the immediate surrounding area and Andover. The site is wholly within a landscape gap area and the North Wessex Downs AONB is located to the north east of the site. Potential to achieve site access from Finkley Road.			



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Test Valley
 Borough Council

Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Land East of the Middleway, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 340 (2021)
Site area:	9.5ha
Promoted Housing Capacity	250
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N):	N

SA Objective	Criteria	Performance	Commentary	
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	+	Promotion of the site includes provision to meet a particular identified housing need	Site is promoted for c250 dwellings comprising predominately two storey units of a policy compliant mix of sizes and tenures (including affordable housing in line with local policy expectations).
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	0	No employment uses proposed.	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	+	A strategic employment site lies between 1600m and 5km distance. Alternatively, the site is within 400m of a bus stop or train station providing a	The site is approximately 1.9km from Walworth Business Park.

SA Objective	Criteria	Performance	Commentary
			frequent* service to a strategic employment site.
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	-	The site is within 1.6 km to 5km distance
	B) Is the site accessible to a Primary School?	-	The site is within 1600m to 5km distance
	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a secondary school location, and with an overall journey time of 30 minutes maximum.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	-	The site is within 1.6 to 5km distance
			The site is within 1.9km of the Egg Day Nursery.
			The site is within 1.8km of the Pilgrims Cross Primary School.
			The site is within 2.6km of the Winton Community Academy. Bus stop located at Pisa Cottages to the east of the site on the B3400 London Road.
			The site is within 2km the Co-op Food Picket Twenty.

SA Objective	Criteria	Performance	Commentary	
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁶⁰ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is within 3.5km of the Adelaide Medical Centre.
	F) Is the site accessible to a community facility ⁶¹ ?	-	The site is within 1.6 to 5km distance	The site is within 1.9km of the Picket Twenty Community Hall.
	G) Can the site readily connect to cycleways and footpath networks?	-	No clear direct access** to footpaths and/or cycleways. Could include physical barriers such as a railway line.	No clear direct access** to footpaths and/or cycleways. Could include physical barriers such as a railway line.
	H) Is the site accessible to a bus or rail service?	-	No bus route or railway station in vicinity (800m) or there may be major barriers to accessing these services.	The site is 850m from a frequent bus stop at Abory Care Home.
	I) Is the site able to connect to the highway?	+	No access constraints	There is potential to achieve site access directly from the Middleway or possibly the B3400 London Road. It would be appropriate for the site promoter to undertake an initial transport appraisal to review access options.
Objective 4: Encourage the efficient use of land	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.

⁶⁰ This does not include dentist provision

⁶¹ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary	
and conserve soil resources.	B) Will development result in the loss of best or most versatile agricultural land?	--	All of the site is best and most versatile agricultural land as defined by NPPF; or the majority# of the site is grade 1 and / or 2 agricultural land	The site is within Grade 2 and 3a of the agricultural land classification and therefore would result in loss of the best or most versatile agricultural land.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The site is not within a groundwater source protection zone.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is unlikely to be susceptible to groundwater flooding at ground level.	The site is located within flood zone 1 and a small proportion of the site to the south is affected by surface water flooding but this is not considered to preclude residential development at this stage. The site is of limited susceptibility to groundwater flooding. A site wide FRA is advisable to examine floodrisk further.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in	○	No change in air quality	The proposed development of c250 dwellings would generate additional traffic movements on the local road

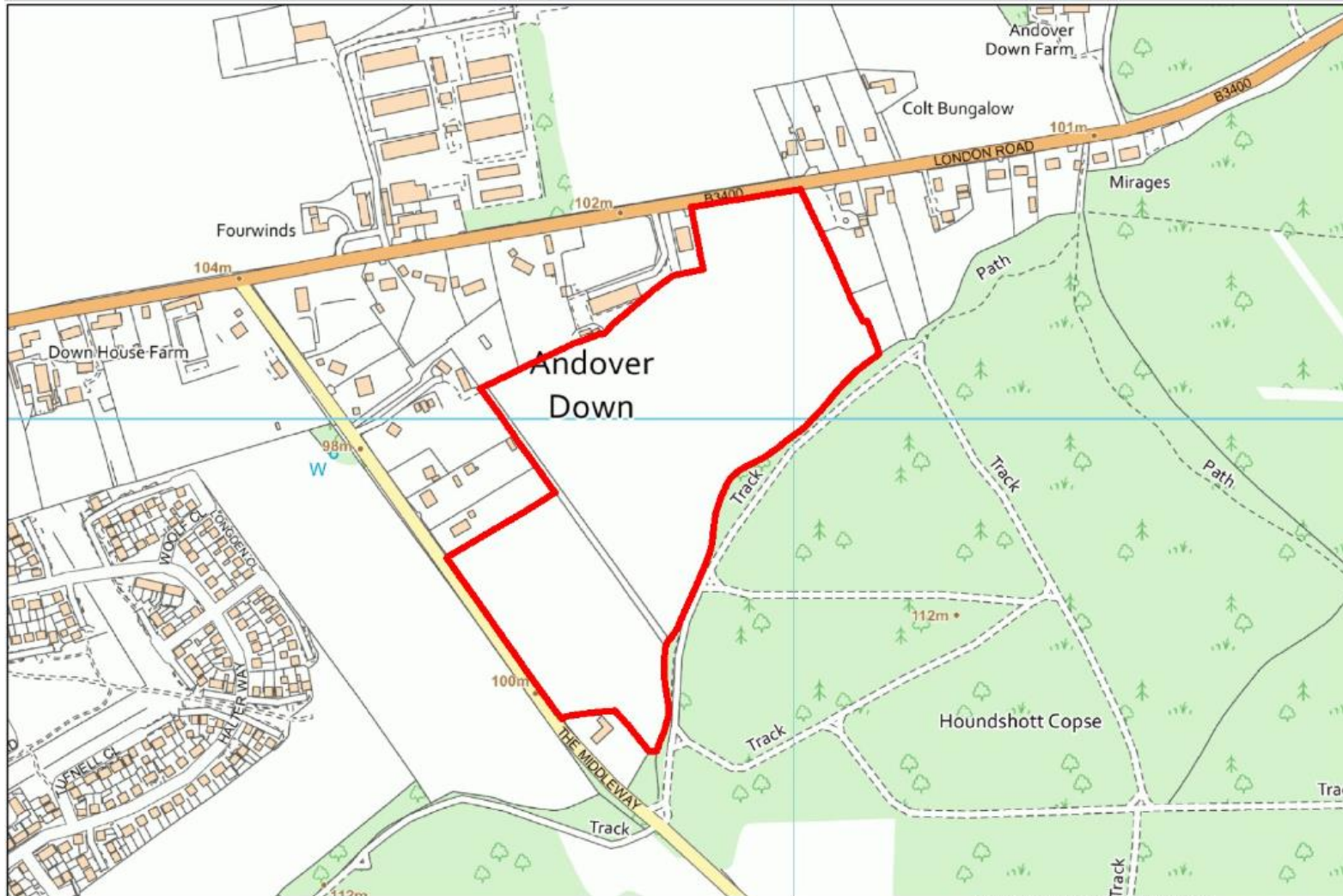
SA Objective	Criteria	Performance		Commentary
	light of national air quality objective levels?			<p>network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	Variations in sensitivity - across multiple parcels. Rising landform and prominent undulating topography in the southernmost parcel rising to road and woodlands mean this is highly constrained to development other than the left hand portion (first third of the parcel) which relates most strongly to the existing development edge. The rest of the southern parcel is valuable green infrastructure and habitat buffer for the adjacent ancient woodland. Provisional sensitivity rating: moderate-high.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	-	Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	<p>The site is located outside the Andover settlement boundary. To the west of the site (and west of the Middleway) is Local Plan allocation Policy COM6A which allocates land for housing and open space. The eastern edge of this local plan site is allocated as an extension to Harewood Common and the Middleway effectively serves as a defensible boundary. This serves as a natural end to the Andover settlement boundary where open countryside follows to the east.</p> <p>To the east of the local plan allocation residential development is sparse and low density. A housing development of c250 homes east of the Middleway</p>

SA Objective	Criteria	Performance	Commentary
			could be considered urban sprawl into the countryside and abuts ancient woodland. In this location bus stops are available to access key services and amenities and indicative master planning would assist in illustrating how these would be accessed.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence. A housing development of c250 homes east of the Middleway could be considered urban sprawl into open countryside. Further development eastwards along the B3400 London Road begins to sprawl development and impact on the distinction between settlements along this corridor.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○	The development of this site would have no effect on the historic environment. The site is not within a conservation area and there are no listed buildings that would be affected. To the east of the site Hurstbourne Park Historic Park and Garden. However, given the distance from the site it is not considered that there is an impact. To the south east of the site is Middleton Conservation Area but it is considered that the setting of the CA is unlikely to be affected.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets There is a possible Roman villa site slightly outside the west margin of the allocation. However, it seems unlikely that the site will constrain this site There are substantive archaeological sites in the vicinity and so archaeological matters will be a material consideration with regards to future applications.
Objective 10: Conserve and, where possible, enhance	A) Will the development conserve and enhance protected sites	--	The development has the potential to result in significant harm to Immediately south of the site and south of the Middleway is a Site of Nature Conservation Importance (SINC). There is also a SINC to the north east of the


SA Objective	Criteria		Performance	Commentary
biodiversity and habitat connectivity	(internationally, nationally and locally) in line with relevant legislation and national policy?		and/or direct losses of protected sites.	<p>site and east of Andover Down Farm. The site immediately abuts a large area of Ancient Woodland on the eastern site boundary. Guidance published by Natural England and the Forestry Commission identify minimum buffer distances to ancient woodland. Further discussion is required with Natural England regarding the impact of development in this location.</p> <p>The site is also within the Solent Nitrates mitigation catchment area where mitigation is required.</p>
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?		The development has the potential to result in significant harm to habitats (including irreplaceable habitats and / or priority habitats), species (including priority species) or the local ecological network.	<p>The site abuts a large area of ancient woodland and is in close proximity to two SINCs.</p> <p>A phase 1 ecological survey will determine presence of and impact on habitats and species on site. There is potential for BNG to be delivered through a housing proposal.</p> <p>The site is adjacent to ancient woodland which forms part of the non-statutory local ecological network and further assessment is required to determine impact. The south west of the site is within an area identified for LEN network opportunities. Further consideration is required on how the proposed development would interact with the LEN and strategy.</p>
	C) Would development conserve and extend quality local green infrastructure provision?		Insufficient information available	<p>Insufficient information available at this stage in terms of detailed proposals for enhancing local green infrastructure provision. However, areas adjacent to the site have been identified as opportunity areas to extend the local ecological network with potential to integrate with these opportunity areas.</p>

SA Objective	Criteria	Performance	Commentary	
	D) Would development affect protected and unprotected trees?	-	The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are no TPO trees within the site. There are trees within the site boundary and tree survey would be required to assess the value of these trees and the impact of development. The site is adjacent to ancient woodland where there is potential for adverse impact.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	<p>The site is to the east of the Andover settlement boundary where there is accessibility to essential services and amenities by public transport, although distances are greater than reasonable alternative sites in and adjacent to Andover.</p> <p>Development of the site would result in the loss of the best or most versatile agricultural land.</p> <p>The site abuts ancient woodland and is near to SINCs with potential for significant adverse impacts.</p>
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+/-	Distance to closest identified area of open space (informal, allotments, parks and gardens or children and teenagers) – 801 – 1600m	The site is approximately 1600m from Picket Twenty Sports Ground and Pitches.
	B) Is the site accessible to sport facilities?	+	Distance to nearest indoor sports facility or pitches and pavilion/changing facility - 801 – 1600m	The site is approximately 1600m from Picket Twenty Sports Ground and Pitches.

SA Objective	Criteria	Performance	Commentary
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	Insufficient information available at this stage in terms of detailed proposals for enhancing local green infrastructure provision.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	- Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or industrial and commercial noise 	The site abuts the B3400 London Road which is not within a DEFRA noise buffer zone. A noise impact assessment may be required to determine impact from adjacent roads (London Road and the Middleway).
Commentary / Summary:			
Site located to the east of the Andover in open countryside and does not relate well to the settlement boundary constituting urban sprawl in open countryside. The site also abuts Ancient Woodland where there is potential for significant adverse effects.			



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Test Valley Borough Council 1/2024/2025



Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land north of Finkley Farm, Finkley, Smannell
Site reference / SHELAA No: / Submission Date	SHELAA 305 (2021)
Site area:	26ha
Promoted Housing Capacity	750
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	Promotion of the site is for c750 dwellings, and the site submission does not make reference to specific housing type or need. SHELAA submission sets out 750 dwellings achieved at 30dph (Pro Vision on behalf of the Trinley Estate).
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment	++	The site is within 1600m distance ⁶²	The site is within 1.6km of Walworth Business Park extension.

⁶² All distances throughout the assessment assume approximate walking distances and times as follows:

400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the '20 minute neighbourhood' and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance	Commentary
productivity and the promotion of a diverse economy, with the availability of a skilled workforce	site by sustainable modes of transport?		of a strategic employment site.
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site
	Is the site accessible to Andover or Romsey Town Centres?	+	The site is within 400m of a bus service to Town Centres and/or within 1600m of a Town Centre (overall journey time, door to door, of less than 1 hour).
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance
	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a secondary school location, and with an overall journey time of 30 minutes maximum.

SA Objective	Criteria	Performance		Commentary
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is 1.1km from Co-op Food East Anton.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁶³ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is 1.7km from Shepherds Spring Medical Centre.
	F) Is the site accessible to a community facility ⁶⁴ ?	+/-	The site is within 800m to 1.6km distance	The site is 1.2km from Augusta Park Medical Centre.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	+	Within 400m of an infrequent bus route or railway station to major destinations	The site is 450m from the Finkley Manor Farm bus stop.
	I) Is the site able to connect to the highway?	-	Potential access constraints	The site promoters SHELAA submission states that access is achievable to Finkley Road. However, this will need to be considered in relation to adjoining SHELAA sites (165, 231, 234) and in view of improvements to Finkley Road including junction improvements that may be required.

⁶³ This does not include dentist provision

⁶⁴ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary	
			No masterplanning has been undertaken for this site.	
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	-	The majority [#] of the site is best and most versatile agricultural land as defined by NPPF	The site is approximately 50% Grade 3a agricultural land (northern half of the site) and Grade 3b to the south.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	-	The majority [#] or all of the site is located within a source protection zone or the site includes areas within source protection zones 1 or 2.	The whole site is within a Zone 2 groundwater source protection zone.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited	The whole of the site is within flood zone 1 with limited potential for groundwater flooding.

SA Objective	Criteria	Performance	Commentary
the public, economy and environment			
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	<p>susceptibility to groundwater flooding.</p> <p>No change in air quality</p> <p>The proposed development of c750 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	<p>Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.</p> <p>The eastern site boundary abuts the boundary to the North Wessex Downs AONB. The site is not located in a designated local gap area. This site does not adjoin the Andover settlement boundary and is development in open countryside and is unlikely to be appropriate in isolation.</p> <p>The site is within an 'open chalklands' landscape character area.</p> <p>Elevated and open rolling chalk landscapes define much of the parcel and are susceptible to the change scenario. Sense of time depth created by the Roman Road at Finkley Road and by scheduled monuments on the SMR/earthworks in the landscape. The PRoW which intersects Finkley Road and which falls on a local ridgeline forms a natural topographic dividing line in the landscape. Lower lying land to the west is more</p>

SA Objective	Criteria	Performance	Performance	Commentary
				associated with the East Anton settlement Edge and is less susceptible to change.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	-	Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	This site does not adjoin the Andover settlement boundary and is development in open countryside and is unlikely to be appropriate in isolation. The impact of development would need to be considered in relation to adjoining SHELAA sites 165, 231 and 234 and the strategy for this location.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	--	The site results in the coalescence of settlements in a way that adversely affects settlement identity.	The site is not located in a designated local gap area. This site does not adjoin the Andover settlement boundary and is development in open countryside. A development of c750 homes is considered to diminish the physical and visual separation to villages such as Smannell and is close to resulting in physical coalescence.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	-	The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm	The site is not within a conservation area or affecting the setting of a conservation area. There are listed buildings to the north of the site in Smannell and to the east at Finkley Manor Farm. There are open fields in between so consideration will need to be given to potential visual impact on setting.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on	There is evidence of a prehistoric field system across this land. Furthermore, it is likely that archaeological sites as yet unrecorded will exist and be encountered during development although these are unlikely to represent a constraint to allocation. The western

SA Objective	Criteria	Performance		Commentary
			archaeological assets	boundary is likely to be of very great age, and there is an opportunity to acknowledge this within the design and layout as both historic and green infrastructure although it seems likely that ensure that this boundary is preserved may emerge as an ambition of allocation. The southern boundary is the line of the Roman road and there is an opportunity to acknowledge this within the design and layout as both historic and green infrastructure although it seems likely that ensure that this boundary is preserved may emerge as an ambition of allocation.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	<p>Areas of ancient woodland are located to the north of the site at Ridges Copse and Hackwood Copse. Consideration will need to be given to indirect cumulative impact on ancient woodland.</p> <p>There is also a cluster of Sites of Importance for nature Conservation located to the north of the site where indirect cumulative impact will need to be considered.</p> <p>The site is within the Solent nitrates catchment area where mitigation is required.</p>
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+	Development has the potential to conserve habitats and species and would conserve the local ecological network.	<p>A phase 1 ecological survey will be required to assess habitats and species on site.</p> <p>No indicative masterplanning has been undertaken for this site. At this stage it is uncertain how BNG will be achieved.</p>


SA Objective	Criteria	Performance	Commentary	
			Areas of land on the southern site boundary and adjoining the site have been identified as opportunity areas for LEN where there is opportunity to establish links and enhancements.	
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	Areas of land on the southern site boundary and adjoining the site have been identified as opportunity areas for LEN where there is opportunity to establish links and enhancements. However, insufficient information at this stage from the site promoter makes this uncertain.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are no TPOS within the site or on the site boundary. There are unprotected trees lining the site boundary but none within the site. The location of trees is not considered to be a significant constraint affecting development potential.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	The site has fair accessibility to essential services and amenities in the immediate surrounding area and Andover. The site involves the loss of Grade 3a agricultural land and is within a groundwater source protection zone 2. The site is otherwise relatively unconstrained in terms of floodrisk and impact on sensitive habitats.
Objective 12: Seek to maintain and improve the health and	A) Is the site accessible to open space?	+/-	There are a combination of open space typologies (e.g.	The site is approximately 1.1km from Finkley Farm Road open space.

SA Objective	Criteria	Performance		Commentary
wellbeing of the population			informal, allotments, parks and gardens or children and teenagers) within 800m	
	B) Is the site accessible to sport facilities?	-	Distance to any sports facility is more than 1600m	The site is approximately 2.8km from East Anton Sports Ground.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	Insufficient detail at this stage due to lack of indicative masterplanning but from initial assessment no adverse impacts identified.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	+	No part of the site is likely to include any areas identified as likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or 	The site is not located within a DEFRA noise buffer zone.

SA Objective	Criteria	Performance	Commentary
		<ul style="list-style-type: none"> • industrial and commercial noise. 	
Commentary / Summary			
<p>Site has reasonable accessibility to essential services and amenities in Andover. This site does not relate well to the Andover settlement boundary and constitutes urban sprawl in open countryside. A development of c750 homes is considered to diminish the physical and visual separation to villages such as Smannell. Site is also in a highly sensitive location in relation to landscape and impact on the AONB. The highways network in this location has limited capacity to accommodate strategic housing sites and there is potential adverse impacts on air quality to consider.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land South of A342
Site reference / SHELAA No: / Submission Date	SHELAA 324 (2019)
Site area:	55 ha (Promoter states 50 ha developable area)
Promoted Housing Capacity	1500
Officer Assessed Housing Capacity	1150
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	+	Promotion of the site includes provision to meet a particular identified housing need e.g. specialised housing for older persons (C2)/ accessible / self and custom build plots	The total number of homes inclusive of self and custom build homes.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by	+	A strategic employment site lies between 1600m and 5km distance.	The site is approximately 5km from the Mayfield Avenue Industrial Park.

SA Objective	Criteria	Performance	Commentary	
a diverse economy, with the availability of a skilled workforce	sustainable modes of transport?		Alternatively, the site is within 400m of a bus stop or train station providing a frequent* service to a strategic employment site.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.
	Is the site accessible to Andover or Romsey Town Centres?	+	The site is within 400m of a bus service to town centres and/or within 1600m of a town centre, with an overall journey time, door to door of less than 1 hour.	The site is within 400 metres of a bus stop which is served by a frequent bus service to Andover Town Centre.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is 1.1 km to a Ludgershall Pre-School.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is 1.1 km to a Ludgershall Castle Primary School.
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route	The site is 2.7km to the Wellington Academy.

SA Objective	Criteria	Performance	Commentary	
availability and utilisation of sustainable modes of travel			within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance The site is within 1.6 to 5km distance	The site is 1.3km to Tesco express along Andover Road.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁶⁵ ? [this does not include dentist provision]	+/-	The site is within 800m to 1.6km distance	The site is 1.3km to The Castle Practice in Ludgershall.
	F) Is the site accessible to a community facility ⁶⁶ ?	+/-	The site is within 800m to 1.6km distance	The site is 1.3km to Ludgershall Memorial Hall.
	G) Can the site readily connect to cycleways and footpath networks?	-	No clear direct access** to footpaths and/or cycleways. Could include physical barriers	It would have to connect to Andover Road through the car breakers yard as proposed and over the railway line. Would need to cross Andover Road to access the footpath / cycle way which leads to the centre of Ludgershall albeit far away.

⁶⁵ This does not include dentist provision

⁶⁶ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary
			such as a railway line.
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations (including local towns or cities, which have onward connections to wider destinations).
	I) Is the site able to connect to the highway?	-	Potential access constraints
			It would connect to Andover Road through this part of the site which is currently a car breakers yard and cross over the railway line (currently only for MOD use). It is also an A road. This is clearly a constraint.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	0	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.
			Site does not lie within a mineral consultation area.
			Site does not include land that comprises a former landfill site.

SA Objective	Criteria	Performance		Commentary
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+/-	The site partially falls within a source protection zone but not the majority of the site.	Less than half the site (within the north east) is covered by groundwater source protection zone 3.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	The site is entirely within flood zone 1 and majority of site limited potential for groundwater flooding to occur. However, the far south west corner and side has a very small amount of potential for groundwater flooding of property situated below ground level (B). Surface water 0.5 to 2.00 surround the north to south west boundary and does encroach into the site the west middle of the site with a few small areas in north west and also small amount in south east (0.5 to 0.75). Part of the site is affected by surface water flooding.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	0	No change in air quality	Not located on any of the routes explained. Only one AQMA it could effect is Salisbury central but limited.
Objective 8: Conserve and,	A) Would development affect	+/-	Mixed impact across site some	A simplified and enlarged Parliamentary Enclosure Field Pattern, with some hedgerows and arable landcover.

SA Objective	Criteria	Performance		Commentary
<p>where possible, enhance the Borough's landscape, townscapes and settlement character</p>	<p>landscape character and protected landscapes?</p>		<p>positive/negative impacts likely or mixed sensitivity</p>	<p>The relative sparsity of vegetation creates high levels of intervisibility to southern areas. Urbanising influences along the A342 road corridor locally reduce susceptibility. The much more open and visually prominent southern section, with its associated intervisibility, have the highest susceptibility in view of such characteristics. Overall, a Moderate-High landscape susceptibility to change arising from the scenario, for both sections of the parcel.</p>
	<p>B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?</p>	<p>+/-</p>	<p>Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.</p>	<p>The northern part of the site could be contained but only a small area. Majority of the site sprawls into the countryside and would expand Ludgershall quite considerably into the countryside.</p>
	<p>C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?</p>	<p>-</p>	<p>The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence</p>	<p>The site would extend up to Great Shoddesden so probably yes but is a very small area of houses.</p>
<p>Objective 9: Conserve and, where possible, enhance the historic environment and</p>	<p>A) Is development likely to conserve or enhance the significance of heritage assets, their setting,</p>	<p>0</p>	<p>The development of this site would have no effect on the historic environment.</p>	<p>No designated heritage assets in the site. Biddesden Housing Historic Park and Garden is located to the north west of the site (around 1270 metres).</p>

SA Objective	Criteria	Performance		Commentary
the significance of heritage assets	and the wider historic environment?			<p>Listed Buildings - Farm Buildings at Biddesden Farm are to the north west of the site (around 1200 metres)</p> <p>Parkhouse and Redenham House Listed Buildings are to the south east of the site (around 980 metres)</p> <p>Listed Buildings at Little Shoddesden (4 buildings) to south of the site (around 800 metres)</p> <p>Listed Building - Perry's Cottage in Ludgershall (around 950 metres)</p>
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	<p>Scheduled Monument - Roman Buildings on Lambourne's Hill is to the west of the site (around 1400 metres)</p> <p>No archaeological sites recorded. Would need to be explored further at planning application stage.</p>
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	Test catchment for Solent SPA nutrients. Both sites SINCs to the east of the site (201, 209, 33, 212, 15) (nearest one around 500 metres). Within the catchment for the Salisbury Plain SPA and requires mitigation.

SA Objective	Criteria	Performance		Commentary
	and national policy?			
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	-	The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.	<p>Hillfield Copse to the east of the site (around 930 metres) which is ancient woodland.</p> <p>Grove Copse to south east of the site (around 630 metres) which is ancient woodland</p> <p>Ancient woodland adjacent to southern edge of site.</p> <p>Two areas of non-statutory designations – lowland deciduous woodland adjacent to south and south west of site. Relatively small areas.</p> <p>Surrounding the northern boundary and small part of southern is network opportunities for non-coniferous trees.</p> <p>Hedgerows surround northern, eastern and southern boundary.</p>
	C) Would development conserve and extend quality local green infrastructure provision?	-	Site has the potential to result in the loss or harm to a form of local green infrastructure, including the loss of existing areas of established trees, green space, mature hedgerows or woodland.	Some hedgerows which could be enhanced with network opportunities however shape of boundary does not lend itself to a natural strong hedgerow boundary facing the countryside. Could be opportunity if site was smaller. There are some hedgerows on site which may be loss or impacted.
	D) Would development affect	+/-	The intensity of site development is	There are areas of TPOS on southern boundary and in the middle of the site – follows where the hedgerows are. These

SA Objective	Criteria	Performance	Commentary
	protected and unprotected trees?		unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site. could be impacted however given size of site could be mitigated (+/-) Non designated trees are dotted on western boundary.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to at least 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10 Site performed positively in relation to at least 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m Petoria Playground and allotments are within 800 metres.
	B) Is the site accessible to sport facilities?	-	Distance to any sports facility is more than 1600m Around 2,000 metres to Ludgershall Sports Club.
	C) Would development support the retention and / or enhancement of	+/-	The development of the site is likely to retain the provision of public rights of way but the ProW crosses the southern area of the site – Kimpton. Would need to be integrated into development. Presents opportunity to positively integrate but could be impacted.

SA Objective	Criteria	Performance		Commentary
	access and rights of way to the countryside?		character of such routes is likely to alter as a result of the development.	
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or industrial and commercial noise 	The areas surrounding Andover Road (small areas) go to 50 to 54.9 pba. No railway noise. Car breakers and light industrial close to both sites, may result in some noise.
<p>Commentary / Summary:</p> <p>Site located adjacent to Ludgershall. The site is also located in close proximity to strategic housing allocations within Wiltshire and provides the opportunity to deliver a sustainable new neighbourhood. Site access proposed from the A342 involving a new roundabout and bridge over the railway, further work required with Wiltshire Council and Hampshire County Council regarding deliverability. There is landscape sensitivity to the AONB (to the north) but this can be addressed with landscaping. Some areas of Ancient Woodland affect the site and will need to be taken into account in master planning.</p>				

Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Land South of Finkley Farm, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 231 (2019)
Site area:	130ha (80ha developable)
Promoted Housing Capacity	2,500
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N):	Y

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	Promotion of the site is for c2500 dwellings, and the site submission does not make reference to specific housing type or need group.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	+	Promotion of the site includes a proposal for mixed use or commercial floorspace offering ongoing economic and employment opportunities	The 2019 SHELAA site submission identifies provision for 100,000sqm of employment space and 50,000sqm of retail floorspace. This supersedes indicative masterplanning originally submitted in 2017 which originally related to all of the land covered by sites 165 and 231.
	B) Is the site accessible to a strategic employment	++	The site is within 1600m	The site is within 1.6km of Walworth Business Park Extension. The employment site is located immediately south of the site and the railway line.

SA Objective	Criteria	Performance		Commentary
	site by sustainable modes of transport?		distance ⁶⁷ of a strategic employment site.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.
	Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is 4.5km from Andover Town Centre and connected buy a frequent bus service within 400m of the site.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the	A) Is the site accessible to early years education provision?	-	The site is within 1.6 km to 5km distance	The site is 2km from Finkley Down Farm Nursery and Pre School.
	B) Is the site accessible to a Primary School?	-	The site is within 1600m to 5km distance	The site is 1.8km from the Endeavour Primary School (Kirk Site).

⁶⁷ All distances throughout the assessment assume approximate walking distances and times as follows: 400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the '20 minute neighbourhood' and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance		Commentary
efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a secondary school location, and with an overall journey time of 30 minutes maximum.	The site is 3.8km from Winton Community Academy.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is 1.6km from Co-op Food East Anton.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁶⁸ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is 2.2km from Shepherds Spring Medical centre.
	F) Is the site accessible to a community facility ⁶⁹ ?	-	The site is within 1.6 to 5km distance	The site is 1.7km from Augusta Park Community Centre.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access** to cycleways and/or footpath networks	Direct access is available to rights of way, footpaths and cycleways.

⁶⁸ This does not include dentist provision

⁶⁹ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations ⁷⁰ (including local towns or cities, which have onward connections to wider destinations).	The site is immediately adjacent to the Manor Farm bus stop.
	I) Is the site able to connect to the highway?	-	Potential access constraints	The site promoter has identified that site access may be achieved from Finkley Road. A transport assessment has been prepared by i-transport which has identified the potential need for the road to be upgraded and widened. Furthermore, consideration needs to be given to the transport and access requirements if both site 231 and the adjacent site 165 were to come forward.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is predominantly greenfield with some limited residential development and farm buildings along the northern site boundary adjacent to Finkley Road.
	B) Will development result in the loss of best or most versatile agricultural land?	-	The majority [#] of the site is best and most versatile	The majority of the site is Grade 3a agricultural land.

⁷⁰ A major destination includes town and cities with public transport connections, including Andover, Romsey, Southampton, Winchester, Salisbury, Basingstoke, London.

SA Objective	Criteria	Performance		Commentary
			agricultural land as defined by NPPF	
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site is within a minerals and waste consultation area. A small area of the site south western corner is within a superficial sand and gravel minerals resource area.
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	The site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+/-	The site partially falls within a source protection zone but not the majority of the site	A small proportion of the north western corner of the site is within a zone 2 Groundwater Source Protection Zone.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is unlikely to be susceptible to groundwater flooding at ground level.	The site is located within flood zone 1. A small corridor of land from the southern boundary to the eastern site boundary is affected by surface water floodrisk. The whole site is of limited susceptibility to groundwater water flooding.

SA Objective	Criteria	Performance		Commentary
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	O	No change in air quality	<p>The proposed development of c2500 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.	<p>Immediately to the north of the site and north of Finkley Road is the boundary to the North Wessex Downs AONB. The site does not fall within or adjacent to a local gap.</p> <p>Elevated and open rolling chalk landscapes define much of the parcel and are susceptible to the change scenario. Sense of time depth created by the Roman Road at Finkley Road and by Scheduled Monuments on the SMR/earthworks in the landscape.</p> <p>The PRoW which intersects Finkley Road and which falls on a local ridgeline forms a natural topographic dividing line in the landscape. The lower lying land to the west is more associated with the East Anton settlement edge and is less susceptible to change.</p> <p>The more urbanised, infrastructure-influenced southern edge (railway, industrial estate and pylon line) locally reduces susceptibility to change.</p>

SA Objective	Criteria	Performance		Commentary
				<p>The whole site is within the 'open chalklands' landscape character type.</p> <p>Indicative masterplanning for the site submitted in 2017 includes parcels of residential development abutting the northern site boundary, Finkley Road and the boundary with the AONB.</p> <p>A Country Park is proposed within the Parkland and around the SAM which is intended to provide separation to preserve setting. The provision of a country park within the site is also intended to serve as a buffer to the AONB.</p>
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	<p>The site currently lies outside the Andover settlement boundary (not adjacent). This site is adjacent to Site 165 which abuts the Andover Settlement boundary. Suitability of this site and relationship to the existing settlement of Andover will depend on whether this comes forward with site 165.</p> <p>If site 231 was to come forward it could be considered to sprawl higher density development eastwards into open countryside along Finckley Road. This would have an impact on narrowing the distinction between Andover and nearby hamlets and villages including St Mary Bourne.</p>
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual	-	The site would result in a reduction in the distinction / separation of	If site 231 was to come forward it could be considered to sprawl higher density development eastwards into open countryside along Finckley Road. This would have an impact on narrowing the distinction between

SA Objective	Criteria	Performance		Commentary
	coalescence, where this is relevant to settlement identity?		settlements through a degree of visual and / or physical coalescence	Andover and nearby hamlets and villages including St Mary Bourne.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	--	The development has the potential to impact on the significance of a heritage asset that has the potential of result in substantial harm or loss of heritage assets	<p>The site is not within a conservation area and is not considered to have a visual impact on the setting of a conservation area. There is a listed building located at Finkley Farm to the north of the site and consideration will need to be given to potential impact on setting.</p> <p>There is a Scheduled Ancient Monument (Roman Building) located within the site boundary to the eastern edge. Devils Ditch SAM is also located adjacent to the south eastern corner of the site. Further assessment is required in relation to impact on these SAM's.</p>
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	--	Potential for an impact on archaeological assets that could preclude the development of the whole site	<p>This site contains a Scheduled Monument which is of national importance and is a constraint to the full implementation of the site. Given the size of the site it is likely that the Scheduled Monument can be retained and its setting protected or enhanced within the design and layout, but the design and layout options will be constrained and the allocation diminished accordingly. In addition the eastern boundary close to the site is defined by another Scheduled Monument whose setting should be protected or enhanced. A Bronze Age burial site is also recorded within the allocation. The landscape has a high archaeological potential, that its, it is likely that archaeological sites as yet</p>

SA Objective	Criteria	Performance		Commentary
				<p>unrecorded will exist and be encountered during development.</p> <p>The development presents an opportunity to protect and manage, and potentially better present the Scheduled Monument site. The setting of the site should be protected or enhanced, as should the setting of the Scheduled Monument to the east margin outside the allocation. The eastern boundary and the midpoint north south boundary are likely to be of very great age and there is an opportunity to acknowledge them within the design and layout, to retain as both historic and green infrastructure.</p>
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	<p>Areas of ancient woodland are located to the north east of the site at Ridges Copse and Hackwood Copse. Consideration will need to be given to indirect cumulative impact on ancient woodland.</p> <p>There is also a cluster of Sites of Importance for nature Conservation located to the north of the site where indirect cumulative impact will need to be considered.</p> <p>The site is within the Solent nitrates catchment area where mitigation is required.</p>
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+	Development has the potential to conserve habitats and species and would conserve the local ecological network.	<p>If not already undertaken a phase 1 ecology survey will be required to assess habitats and species on site and the impact of development.</p> <p>Indicative masterplanning was originally submitted for this site in 2017 applying to sites 165 and 231. This identified communal park land within the site centre and a country park adjacent to the eastern site boundary. Therefore, there is opportunities to achieve</p>

SA Objective	Criteria	Performance	Commentary
			<p>BNG but need updated masterplanning only for Site 231.</p> <p>Areas of land around the site boundary and small area in the centre of the site have been identified as opportunity areas for LEN where there is opportunity to maintain existing links and establish new connections.</p>
	C) Would development conserve and enhance quality local green infrastructure provision?	+	<p>Promotion of the site includes provision that would enable the conservation and enhancement of green infrastructure.</p> <p>Areas of land around the site boundary have been identified as opportunity areas for LEN where there is opportunity to establish links.</p> <p>The indicative masterplanning identifies a landscape buffer, incorporating areas of parkland and new woodland planting to be established alongside the boundary with the open countryside. There is potential for landscape benefits and BNG to be established in this location.</p>
	D) Would development affect protected and unprotected trees?	+/-	<p>The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.</p> <p>There are no TPOs within the site or immediately adjacent to the site boundary. There are trees along the hedgerow within the centre of the site, and more dense tree cover at the eastern site boundary. A tree survey will be required to determine the impact of development on unprotected trees, however it's not considered that trees will significantly constrain site potential.</p>
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	<p>Site performed positively in relation to 50% of the criteria, or the majority</p> <p>The site is located in an area with reasonable accessibility with a bus service to essential services and amenities in Andover. Development of the site would involve the loss of Grade 3a agricultural land. A small part of the site is also within a Grade 3</p>

SA Objective	Criteria	Performance		Commentary
			attained a mixed performance on objectives 3, 4, 5, 6, 10	Groundwater source protection zone. The site is relatively unconstrained with potential for significant net gains in BNG, green infrastructure and to establish links to local ecological networks. No significant ecological impacts identified at this stage but need sight of ecological survey.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+/-	Distance to closest identified area of open space (informal, allotments, parks and gardens or children and teenagers) – 801 – 1600m	The site is approximately 1km from Finkley Farm Road open space (by road).
	B) Is the site accessible to sport facilities?	-	Distance to any sports facility is more than 1600m	The site is approximately 2.7km by road from the East Anton Sports Ground.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+	The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.	No adverse impacts identified at this stage.

SA Objective	Criteria	Performance	Commentary
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	<p style="text-align: center;">-</p> <p>Any part of the site is likely to be exposed to:</p> <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise 	<p>There is an existing railway line that abuts the site's southern boundary.</p> <p>There is also a large employment area at Walworth Business Park just to the south of the railway line which could be a source of noise affecting residential amenity.</p>
Commentary / Summary			
<p>Site does not relate well to the settlement edge of Andover and would constitute urban sprawl into open countryside. This would also have an impact on narrowing the distinction between Andover and nearby hamlets and villages including St Mary Bourne. Immediately to the north of the site and north of Finkley Road is the boundary to the North Wessex Downs AONB where there is significant landscape sensitivity. This location is also significantly constrained in terms of the capacity of the local highway network. There is a Scheduled Ancient Monument (Roman Building) located within the site boundary to the eastern edge and Devils Ditch SAM is also located adjacent to the south eastern corner of the site (potential for significant adverse impacts). Poor relationship to Andover constraints including Landscape, heritage and transport make this an inappropriate location for residential development.</p>			

Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land South of Forest Lane, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 338 (2021)
Site area:	18 ha
Promoted Housing Capacity	330
Officer Assessed Housing Capacity	100 - 150
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided	Submission suggests 330 two storey units of an appropriate mix of sizes and tenures (including affordable housing in line local policy expectations) and states that self-build is not proposed.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance of a strategic employment site.	Walworth Industrial Estate is 1.3 km distant
	C) Is there connection to high quality broadband?	-	Limited or no connection (Less than 10mbps connection) is available in close proximity to the site	Limited or no connection (Less than 10mbps connection) is available in close proximity to the site

SA Objective	Criteria	Performance		Commentary
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	Andover – 3.7km distant – frequent bus route within approximately 850m
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	Egg Day Nursery - 1.2km – facilities available within Picket Twenty development
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	Pilgrims Cross Primary School, Picket Twenty - 1.3km
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	Winton Community Academy - 2.4km
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	-	The site is within 1.6 to 5km distance	Co-op Food, Picket Twenty - 1.1km
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁷¹ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	Adelaide Medical Centre - 3.3km
	F) Is the site accessible to a community facility ⁷² ?	+/-	The site is within 800m to 1.6km distance	Picket Twenty Community Hall - 1.2km

⁷¹ This does not include dentist provision

⁷² Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access to cycleways and footpaths however limited connection to wider networks.	There is a public footpath along the northern boundary of the site, via Forest Lane, which connects to the highway at Middleway. There are good cycling and walking connections at Picket Twenty towards the town of Andover and towards Ladies Walk. However access to the countryside via footpaths and cycle routes is more restricted to the south - by the A303 dual carriageway and junction to the west.
	H) Is the site accessible to a bus or rail service?	-	No bus route or railway station in vicinity (800m) or there may be major barriers to accessing these services.	There is a regular bus service to Andover Town Centre from Nap Close, Picket Twenty – which is 850m distance from the site.
	I) Is the site able to connect to the highway?	-	Potential access constraints	The site is likely to be accessible via the adjacent Picket Twenty development which has a fairly new road network with accesses onto the classified roads. (P20 was developed by Persimmon Homes, who are also promoting this site for development). Note that Forest Lane would not be an appropriate access route for 300 + homes. A new access to the A303 would not be appropriate.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is agricultural land
	B) Will development result in the loss of best or most versatile agricultural land?	+/-	The site includes some best or most versatile agricultural land but not the majority [#] of the site (ie less than half of the site).	The site comprises a mix of Grade 3a and 3b agricultural land. The mix is approximately 25% Grade 3a and 75% 3b.

SA Objective	Criteria	Performance		Commentary
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	Approximately 60% of the site is within a Mineral and Waste Consultation Area for superficial sand and gravel, and River Terrace Deposits.
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside source protection zones
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is unlikely to be susceptible to groundwater flooding at ground level.	The site is entirely within Flood Zone 1. There is limited potential for groundwater flooding and a small part of the site is at moderate risk of surface water flooding.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	0	No change in air quality	The proposed development of would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. At this stage it is not considered that the proposal would be likely to have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.

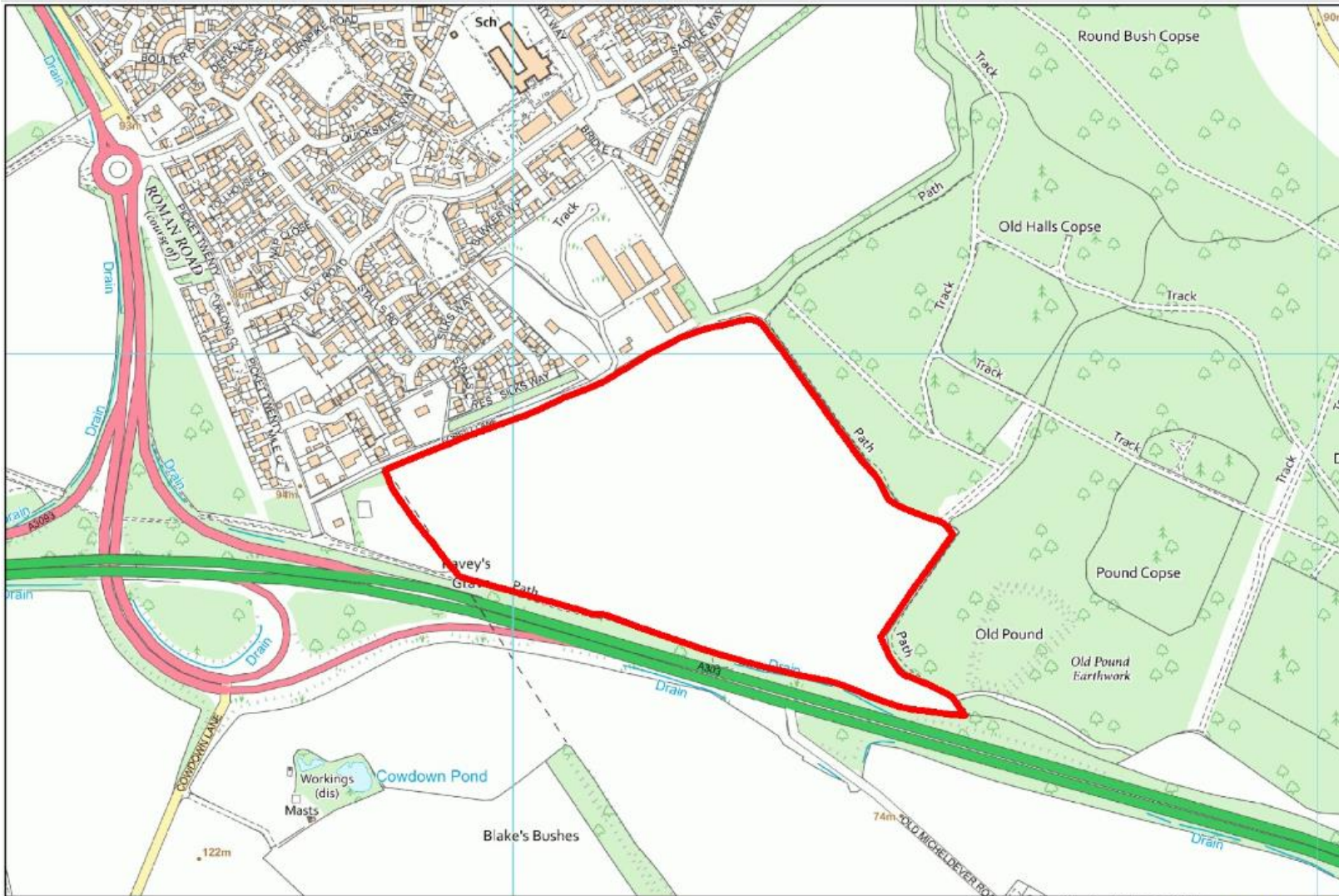
SA Objective	Criteria	Performance		Commentary
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	<p>The landscape character area is open chalkland. The site has mixed sensitivity and parts of it are highly visible in the landscape, particularly to the south and east.</p> <p>A proportion of the parcel is moderately to highly susceptible to change arising from the development scenario, particularly the elevated and open part of the parcel to the south and east.</p> <p>The lower lying, settlement influenced land in the northern and central parts of the parcel has a lower, Moderate susceptibility to the change scenario. This is by virtue of lower elevation, relative visual containment and the degree of settlement edge influence.</p>
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	Edge of settlement, between Picket Twenty and the A303. The northern edge of the site relates more positively to the existing settlement edge at Picket Twenty. To the south and west, the site is towards the open countryside and A303.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	0	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	Unlikely to reduce distinction between settlements.
Objective 9: Conserve and, where possible,	A) Is development likely to conserve or enhance	-	The development has the potential to impact on the	There are no listed buildings or conservation areas within close proximity of the site and

SA Objective	Criteria	Performance		Commentary
<p>enhance the historic environment and the significance of heritage assets</p>	<p>the significance of heritage assets, their setting, and the wider historic environment?</p>	<p style="background-color: yellow;"></p>	<p>significance of a heritage asset but this is likely to be of less than substantial harm</p>	<p>any development would have very limited impact on the local built heritage. There is a scheduled ancient monument (below ground) in the woodland to the east of the site, approximately 30m distant, at Old Pound Copse Earthwork. Further afield is Deadman's Plack Monument, a Grade II listed monument, in woodland 550m east of the site.</p>
	<p>B) Is development likely to conserve or enhance the significance of sites of archaeological interest?</p>		<p>?</p>	<p>Additional information needed to clarify the potential effects on archaeological assets</p>
<p>Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity</p>	<p>A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?</p>	<p style="background-color: yellow;">-</p>	<p>The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.</p>	<p>There are no protected habitats within the site or adjacent. There is a site of importance for nature conservation (SINC) located to the east of the site. There is also ancient woodland located on this land to the east of the site. Consideration will need to be given to cumulative impact from recreational disturbance. The site falls within the Solent catchment for nitrates and associated mitigation requirements.</p>
	<p>B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?</p>		<p style="background-color: yellow;">-</p>	<p>The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.</p>

SA Objective	Criteria	Performance		Commentary
				<p>Picket Twenty and there are hedgerows on the site boundaries.</p> <p>A phase 1 ecological survey would be appropriate. Further information is required in terms of how BNG will be achieved.</p>
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	It is likely that some forms of GI would be delivered on a site of this scale, although details are not provided. This might include some quality public open space, allotments and tree planting/tree belts. The indicative developable area plan indicates that substantial noise and woodland buffers (at least 15m) would be provided to the south and east of the site.
	D) Would development affect protected and unprotected trees?	-	The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site	There is ancient woodland off site to the east and there are TPO trees off-site to the north of the site boundary. There are substantial hedges on the boundaries. There are no trees within the site, other than those on or adjacent to the boundaries. Significant planted buffers are likely to be required to the site boundaries.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	-	For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases	Although situated close to communities on the periphery of the town of Andover, the site did not perform very well for accessibility to many key services and facilities by active or sustainable modes, due to the distances involved and limited public transport options available. It is anticipated that walking and cycling connections could be established between the site and neighbouring Picket Twenty, across Forest Lane. However, there

SA Objective	Criteria	Performance		Commentary
				is a risk that residents would use the private car to access key services and amenities. It is also noted that access to the south of the site is very restricted by the A303. Access to the site via walking and cycling is limited. There are likely to be noise issues associated with the A303 and its junction which are very close to the site.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m	Picket Twenty Way, 285m distance
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	Picket Twenty Urban Sports Park and Pitches, 790m distance.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	The site does not offer significant potential to improve connections between existing public footpaths. The development may impact the setting of the right of way to the northern boundary There may be potential to enhance access to the countryside off site.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> night time road traffic noise >50 dB(A) Lnight; night time railway train noise >50 dB(A) Lnight; or	The vast majority of the site, other than the northernmost corner, is exposed to night time road traffic noise associated with the A303, above 50dB(A) L night. This is a very significant constraint on potential development.

SA Objective	Criteria	Performance		Commentary
			industrial and commercial noise	
<p>Commentary / Summary: This site did not perform well for accessibility to many key services and facilities, by active or sustainable modes, due to the distances involved and limited public transport options available. Public footpaths in the area have limited connectivity. Walking and cycling connections may be able to be established between the site and neighbouring Picket Twenty which has a local centre, across Forest Lane. The vast majority of the site, other than the northernmost corner, is exposed to night time road traffic noise associated with the A303, exceeding noise limits. The site comprises grade 3a and 3b agricultural land and ancient woodland and SINC adjoining the land, to the east with the former requiring a buffer.</p>				



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land South of London Road, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 404 (2022)
Site area:	1.21ha
Promoted Housing Capacity	40
Officer Assessed Housing Capacity	90 (assessed capacity for wider site 441)
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	+	Promotion of the site includes provision to meet a particular identified housing need e.g. specialised housing for older persons (C2)/ accessible / self and custom build plots	The site is promoted for c40 dwellings with custom build housing.
Objective 2: Ensure the local economy is thriving with high and stable levels of	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses proposed.

SA Objective	Criteria	Performance	Commentary	
growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance ⁷³ of a strategic employment site.	The site is within 1.6km of Walworth Business Park Extension.
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	The site is capable of connecting to ultra-fast broadband with speeds of at least 24 Mbps.
	Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is 3.3km from Andover Town Centre and connected by a frequent bus service within 220m of the site.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is 1.3km from the Egg Day Nursery.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is 1.1km from the Pilgrims Cross Primary School.
	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a secondary	The site is 1.9km from Winton Community Academy.

⁷³ All distances throughout the assessment assume approximate walking distances and times as follows:

400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the ‘20 minute neighbourhood’ and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance	Commentary	
and utilisation of sustainable modes of travel			school location, and with an overall journey time of 30 minutes maximum.	
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is 1.3km from Co-op Picket Twenty.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁷⁴ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is 2.8km from the Adelaide Medical Centre.
	F) Is the site accessible to a community facility ⁷⁵ ?	+/-	The site is within 800m to 1.6km distance	The site is 1.3km from the Picket Twenty Community Hall.
	G) Can the site readily connect to cycleways and footpath networks?	-	No clear direct access** to footpaths and/or cycleways. Could include physical barriers such as a railway line.	In isolation, the site has no clear direct access to footpaths and or cycleways. If the site is brought forward with the local plan allocation to the south, linkages could potentially be achieved.
	H) Is the site accessible to a bus or rail service?	+/-	The site is within 800m to 1.6km distance	The site is 220m from the Abory Care Home bus stop which is currently accessible from the site via London Road.

⁷⁴ This does not include dentist provision

⁷⁵ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
	I) Is the site able to connect to the highway?	-	Potential access constraints	There is potential for site access to be achieved through Picket Twenty Way and the existing allocation to the south.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	+/-	The site includes some previously developed land (less than half)	The site currently comprises a single dwelling, farm buildings and adjoining pastureland.
	B) Will development result in the loss of best or most versatile agricultural land?	-	The majority [#] of the site is best and most versatile agricultural land as defined by NPPF	Over 50% of the site is Grade 3a Agricultural land.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited	The site is entirely within flood zone 1 and of limited susceptibility to groundwater flooding.

SA Objective	Criteria	Performance		Commentary
the public, economy and environment			susceptibility to groundwater flooding	
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	<p>The proposed development of c40 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	<p>Variations in sensitivity - across multiple parcels. Rising landform and prominent undulating topography in the southernmost parcel rising to road and woodlands mean this is highly constrained. The left hand portion (first third of the parcel - pertinent to this site) relates most strongly to the existing development edge. The rest of the southern parcel is valuable green infrastructure and habitat buffer for the adjacent ancient woodland. Provisional sensitivity rating: moderate-high. In the central parcel, a strong mature tree line divides it into two compartments. The more open field to the east drops down to ancient woodland and is the most sensitive. The visually contained western part is less sensitive - moderate.</p>
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there	<p>The site is adjacent to land (to the south) allocated for housing and open space (Policy COM6A) in the adopted Local Plan. There is potential for this site to relate positively in relation to the existing allocation and planning permission to the south. This will need</p>

SA Objective	Criteria	Performance		Commentary
			may be potential positive and negative impacts.	<p>to consider the potential option of comprehensive development with land adjoining to the south and compliance with Policy COM6A.</p> <p>Subject to policy compliance as part of a wider housing allocation the site has the potential to form a positive impact in relation to the existing settlement edge.</p>
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence.	The site is outside the settlement boundary of Andover and adjacent to Local Plan allocation COM6A Picket Twenty, Andover (Map F) which is allocated for housing and open space. The site does not have an adverse impact on the distinction between settlements or coalescence.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○	The development of this site would have no effect on the historic environment.	The site is not within or near a Conservation Area. There are no listed buildings that would be affected.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	There are no archaeological sites currently recorded. The site does have some archaeological potential related to the proximity of the prehistoric burial landscape. However, the recent archaeological work at the burial mounds suggest that a substantive Roman site exists in this landscape of proximity that they disposed of rubbish in the ditch of the burial mounds, but not in the existing development to the south. This does suggest a high archaeological potential on this north

SA Objective	Criteria		Performance	Commentary
				edge. If a substantial Roman site exists this will be a material consideration but less likely that this will emerge as a constraint to the allocation. Existing development may have compromised the archaeological potential in some places.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	There are no protected habitats within the site or adjacent. There are a sites of importance for nature conservation (SINC) located to the east of the site (adjacent to Andover Farm) and to the south of the local plan allocation site. There is also ancient woodland located to the south east within land contained south of London Road and east of the Middleway. Consideration will need to be given to cumulative impact from recreational disturbance. The site falls within the Solent catchment for nitrates and associated mitigation requirements.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/-	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	A phase 1 ecological survey would be required to determine species and habitats on site. Undeveloped Land within the southern part of the site lies within a local ecological network opportunity area. Consideration will need to be given to how the site can be brought forward in view of the opportunity area aspirations and to enhance the LEN. Further information is required in terms of how BNG will be achieved.
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	Undeveloped Land within the southern part of the site lies within a local ecological network opportunity area. Consideration will need to be given to how the site can be brought forward in view of the

SA Objective	Criteria	Performance		Commentary
				<p>opportunity area aspirations and to enhance the LEN.</p> <p>Further information is required in terms of how BNG will be achieved.</p>
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are no TPOs within the site, however there are TPOS adjacent to the southern site boundary. There are unprotected trees on the site boundary. From initial assessment development of the site is not significantly constrained by trees.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+	Site performed positively in relation to the majority of criteria relating to objectives 3, 4, 5, 6, 10	The site is sustainably located adjacent to the Andover settlement boundary with access to local services and amenities. Confirmation is required that site access can be achieved. In other respects, the site is relatively unconstrained in flood risk and ecology respects.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible open space and / or equipped children's play space within 800m	The site is within 800m of Picket Twenty Sports Ground and Pitches.
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	The site is within 800m of Picket Twenty Sports Ground and Pitches.

SA Objective	Criteria	Performance	Commentary
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	No conflicts identified with existing rights of way. Further information required regarding site layout for any enhancements that can be achieved.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	- Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or industrial and commercial noise 	The site is not within a DEFRA noise buffer. However, the B3400 London Road is located immediately to the north of the site and a noise impact assessment may be required.
Commentary / Summary:			
The site is sustainably located adjacent to the Andover settlement boundary partly within an existing housing allocation site with access to local services and amenities. The site is adjacent to land (to the south) allocated for housing and open space (Policy COM6A) in the adopted Local Plan. The site promoter (Persimmon) has control over site access through the existing allocation to the south. Site is relatively unconstrained, potential noise considerations from the London Road and some landscape sensitivity to the north. The site also forms part of the wider land promotion (site 441).			



Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Land South of London Road, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 441 (2022)
Site area:	5.3ha
Promoted Housing Capacity	140
Officer Assessed Housing Capacity	90
Employment uses (Y/N):	N

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No information provided.	The site is promoted for c140 dwellings comprising predominately two-storey units of an appropriate mix of sizes and tenures (including affordable housing in line with local policy expectations). The scheme includes the provision of an Open space extension to Harewood Common and Ancient Woodland buffer (c. 4ha) Persimmon Homes are in discussion with the land owner to acquiring this land through an option agreement.
Objective 2: Ensure the local economy is thriving with high and stable levels of	A) Is the site likely to increase future economic and employment opportunities?	0 No employment uses proposed	No employment uses proposed.

SA Objective	Criteria	Performance	Commentary	
growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance ⁷⁶ of a strategic employment site.	The site is within 1.6km of Walworth Business park Extension.
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	The site is capable of connecting to ultra-fast broadband with speeds of at least 24 Mbps.
	Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is 3km from Andover Town Centre and connected by a frequent bus service within 140m of the site.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is 950 from the Egg Day Nursery.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is 800m from the Pilgrims Cross Primary School.
	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a secondary	The site is 1.6km from Winton Community Academy.

⁷⁶ All distances throughout the assessment assume approximate walking distances and times as follows: 400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the ‘20 minute neighbourhood’ and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance	Commentary	
and utilisation of sustainable modes of travel			school location, and with an overall journey time of 30 minutes maximum.	
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is 1km from Co-op Picket Twenty.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁷⁷ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is 2.5km from the Adelaide Medical Centre.
	F) Is the site accessible to a community facility ⁷⁸ ?	+/-	The site is within 800m to 1.6km distance	The site is 950m from the Picket Twenty Community Hall.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Some immediate access to cycleways and footpath networks (with integration / permeability to Persimmon scheme) but barriers of the B3400 to the north, the Medway to the east and the A3093 to the west.
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations	The site is 140m from the Abory Care Home bus stop which is currently accessible from the site via London Road.

⁷⁷ This does not include dentist provision

⁷⁸ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary	
			⁷⁹ (including local towns or cities, which have onward connections to wider destinations).	
	I) Is the site able to connect to the highway?	+	No access constraints	This site is being promoted by Persimmon who own the access road from the existing development (local plan allocation) to the south. Therefore it's reasonable to conclude that access is achievable. There is potential for site access to be achieved through Picket Twenty Way and the existing allocation to the south.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is predominantly greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	+/-	The site includes some best or most versatile agricultural land but not the majority [#] of the site (ie less than half of the site).	The eastern part of the site includes parcels of land which is Grade 3a agricultural land. The remainder of the site is unclassified.
	C) Does the site fall within a mineral and waste consultation area?	O	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	O	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.

⁷⁹ A major destination includes town and cities with public transport connections, including Andover, Romsey, Southampton, Winchester, Salisbury, Basingstoke, London.

SA Objective	Criteria	Performance	Performance	Commentary
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The site is entirely within flood zone 1 and of limited susceptibility to groundwater flooding.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	<p>The proposed development of c140 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	Variations in sensitivity - across multiple parcels. Rising landform and prominent undulating topography in the southernmost parcel rising to road and woodlands mean this is highly constrained. The left hand portion (first third of the parcel - pertinent to this site) relates most strongly to the existing development

SA Objective	Criteria		Performance	Commentary
				edge. The rest of the southern parcel is valuable green infrastructure and habitat buffer for the adjacent ancient woodland. Provisional sensitivity rating: moderate-high. In the central parcel, a strong mature tree line divides it into two compartments. The more open field to the east drops down to ancient woodland and is the most sensitive. The visually contained western part is less sensitive - moderate.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	<p>Part of the site (The extent of Site 441 that is also included within Site 76) is within the adopted Local Plan policy COM6A allocation. The Local Plan allocation policy identifies the location of new landscape within part of SHELAA site 441.</p> <p><i>D) landscaping to be provided including:</i></p> <p><i>ii) a landscape belt of approximately 10 meters width on the northern boundary with the B3400 London Road.</i></p> <p>Consistency of the site submission with the policy allocation and existing planning permission on adjacent land will need to be explored further.</p> <p>Subject to policy compliance as part of a wider housing allocation the site has the potential to form a positive impact in relation to the existing settlement edge.</p>
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual	0	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of	The site is outside the settlement boundary of Andover but partly within Local Plan allocation Policy COM6A Picket Twenty, Andover (Map F) which is allocated for housing and open space. The site does

SA Objective	Criteria		Performance	Commentary
	coalescence, where this is relevant to settlement identity?		physical or visual coalescence.	not have an adverse impact on the distinction between settlements or coalescence.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	O	The development of this site would have no effect on the historic environment.	The site is not within or near a Conservation Area. There are no listed buildings that would be affected.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	There are no archaeological sites currently recorded. The site does have some archaeological potential related to the proximity of the prehistoric burial landscape. However, the recent archaeological work at the burial mounds suggest that a substantive Roman site exists in this landscape of proximity that they disposed of rubbish in the ditch of the burial mounds, but not in the existing development to the south. This does suggest a high archaeological potential on this north edge. If a substantial Roman site exists this will be a material consideration but less likely that this will emerge as a constraint to the allocation. Existing development may have compromised the archaeological potential in some places.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	There are no protected habitats within the site or adjacent. There are a sites of importance for nature conservation (SINC) located to the east of the site (adjacent to Andover Farm) and to the south of the local plan allocation site. There is also ancient woodland located to the south east within land contained south of London Road and east of the Middleway. Consideration will need to be given to

SA Objective	Criteria		Performance	Commentary
				<p>cumulative impact from recreational disturbance. The site falls within the Solent catchment for nitrates and associated mitigation requirements.</p> <p>In relation to achieving nitrogen neutrality the site promoter has identified that the site comprises a mixture of undeveloped vacant land and amenity space/grazing. A nitrogen budget for the site has been undertaken and it may be possible to be 'nitrogen negative'.</p>
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/-	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	<p>A phase 1 ecological survey would be required to determine species and habitats on site.</p> <p>The majority of the site is within a local ecological network opportunity area and a proportion of the site also forms part of the Local Plan allocation where land is identified for landscaping. If the site was brought forward for housing consideration will need to be given to policy compliance with the allocation, relationship to planning permission on wider allocation site and in terms of how LEN opportunities will be realised.</p> <p>Further information is required in terms of how BNG will be achieved in the light of the above.</p>
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	The majority of the site is within a local ecological network opportunity area and a proportion of the site also forms part of the Local Plan allocation where land is identified for landscaping. If the site was brought forward for housing consideration will need to be given to policy compliance with the allocation,

SA Objective	Criteria	Performance	Commentary
			relationship to planning permission on wider allocation site and in terms of how LEN opportunities will be realised.
	D) Would development affect protected and unprotected trees?	-	<p>The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site</p> <p>There are no TPOs within the site. There is a small area of TPO trees adjacent to the southern site boundary which are unlikely to constrain development on site. There are also some TPO trees on adjacent land within the Arbory Residential Home site some of which adjoin this SHELAA site boundary. It is unlikely that these trees will be adversely affected by this SHELAA site.</p> <p>There are unprotected trees on the site boundary and within the site itself that may constrain residential capacity. Further assessment would be required through a tree survey.</p>
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+	<p>Site performed positively in relation to the majority of criteria relating to objectives 3, 4, 5, 6, 10</p> <p>The site is sustainably located adjacent to the Andover settlement boundary partly within an existing housing allocation site with access to local services and amenities. The site promoter (Persimmon) has control over site access through the existing allocation to the south. Overall, the site is relatively unconstrained.</p>
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	<p>There is a publicly accessible open space and / or equipped children's play space within 800m</p> <p>The site is within 800m of Picket Twenty Sports Ground and Pitches.</p>
	B) Is the site accessible to sport facilities?	++	<p>Distance to indoor sports facility and / or sports pitches with</p> <p>The site is within 800m of Picket Twenty Sports Ground and Pitches.</p>

SA Objective	Criteria	Performance	Commentary
			pavilion/changing facility – up to 800m
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise
Commentary / Summary:			
The site is sustainably located adjacent to the Andover settlement boundary partly within an existing housing allocation site with access to local services and amenities. The site is adjacent to land (to the south) allocated for housing and open space (Policy COM6A) in the adopted Local Plan. The site promoter (Persimmon) has control over site access through the existing allocation to the south. Site is relatively unconstrained, potential noise considerations from the London Road and some landscape sensitivity to the north. The site also forms part of the wider land promotion.			

Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land to the rear of Down House, Andover
Site reference / SHELAA No: / Submission Date	76 (2017)
Site area:	2.5ha
Promoted Housing Capacity	80
Officer Assessed Housing Capacity	90 (assessed capacity for wider site 441)
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided	The site is submitted for c80 dwellings. The submission does not specify meeting a specific housing need.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment	++	The site is within 1600m distance ⁸⁰ of	The site is within 1.6km of Walworth Business Park Extension.

⁸⁰ All distances throughout the assessment assume approximate walking distances and times as follows:

400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the '20 minute neighbourhood' and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance	Commentary	
productivity and the promotion of a diverse economy, with the availability of a skilled workforce	site by sustainable modes of transport?		a strategic employment site.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	The site is capable of connecting to ultra-fast broadband with speeds of at least 24 Mbps.
	Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is within 3.2km of Andover town centre and is connected by a frequent bus service.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is 1.2km from Egg Day Nursery.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is 1.1km from Pilgrims Cross Primary School.
	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a secondary school location, and with an overall journey time of 30 minutes maximum.	The site is 1.9km from Winton Community Academy.
	D) Is the site accessible to a Convenience Store**** including at a	+/-	The site is within 800m to 1.6km distance	The site is 1.3km from the Co-op Food Picket Twenty.

SA Objective	Criteria	Performance		Commentary
	Local/District/Town Centre?			
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁸¹ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is 2.8km from Adelaide Medical Centre.
	F) Is the site accessible to a community facility ⁸² ?	+/-	The site is within 800m to 1.6km distance	The site is 1.2km from Picket Twenty Community Hall.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Some immediate access to cycleways and footpath networks but barriers of the B3400 to the north, the Medway to the east and the A3093 to the west.
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations ⁸³ (including local towns or cities, which have onward connections to wider destinations).	The site is adjacent to Abory Care home bus stop.

⁸¹ This does not include dentist provision

⁸² Taken to be a village hall, community hall, community centre, active place of worship, or similar.

⁸³ A major destination includes town and cities with public transport connections, including Andover, Romsey, Southampton, Winchester, Salisbury, Basingstoke, London.

SA Objective	Criteria	Performance	Commentary	
	I) Is the site able to connect to the highway?	-	Potential access constraints	The site promoter has identified that vehicular access to serve the development would be in accordance with Policy COM6A with means of access to the site via the Picket Twenty development which is under the control of Persimmon Homes.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	?	The classification of the site is not known or it is not clear whether it is classified as grade 3a or 3b	According to the agricultural land classification the site is unclassified.
	C) Does the site fall within a mineral and waste consultation area?	0	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The whole of the site is outside source protection zones.

SA Objective	Criteria	Performance		Commentary
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The site is entirely within flood zone 1 and of limited susceptibility to groundwater flooding.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	0	No change in air quality	<p>The proposed development of c80 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	Variations in sensitivity - across multiple parcels. Rising landform and prominent undulating topography in the southernmost parcel rising to road and woodlands mean this is highly constrained. The left hand portion (first third of the parcel - pertinent to this site) relates most strongly to the existing development edge. The rest of the southern parcel is valuable green infrastructure and habitat buffer for the adjacent ancient woodland. Provisional sensitivity rating: moderate-high. In the central parcel, a strong mature tree line divides it into two compartments. The more open field to the east drops down to ancient woodland and is the most

SA Objective	Criteria	Performance		Commentary
				sensitive. The visually contained western part is less sensitive - moderate.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	<p>The site is included within the adopted Local Plan policy COM6A allocation. The allocation identifies the location of new landscape within part of this SHELAA site.</p> <p>D) landscaping to be provided including:</p> <p>ii) a landscape belt of approximately 10 meters width on the northern boundary with the B3400 London Road.</p> <p>Consistency of the site submission with the policy allocation and existing planning permission on adjacent land will need to be explored further.</p> <p>Subject to policy compliance as part of a wider housing allocation the site has the potential to form a positive impact in relation to the existing settlement edge.</p>
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	The site is outside the settlement boundary of Andover but within Local Plan allocation Policy COM6A Picket Twenty, Andover (Map F) which is allocated for housing and open space. The site does not have an adverse impact on the distinction between settlements or coalescence.
Objective 9: Conserve and, where possible, enhance the historic	A) Is development likely to conserve or enhance the significance of	○	The development of this site would have no effect on the historic environment.	The site is not within or near a Conservation Area. There are no listed buildings that would be affected.

SA Objective	Criteria	Performance		Commentary
environment and the significance of heritage assets	heritage assets, their setting, and the wider historic environment?			
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	There are no archaeological sites currently recorded. The site does have some archaeological potential related to the proximity of the prehistoric burial landscape. However, the recent archaeological work at the burial mounds suggest that a substantive Roman site exists in this landscape of proximity that they disposed of rubbish in the ditch of the burial mounds, but not in the existing development to the south. This does suggest a high archaeological potential on this north edge. If a substantial Roman site exists this will be a material consideration but less likely that this will emerge as a constraint to the allocation. Existing development may have compromised the archaeological potential in some places.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	There are no protected habitats within the site or adjacent. There are a sites of importance for nature conservation (SINC) located to the east of the site (adjacent to Andover Farm) and to the south of the local plan allocation site. There is also ancient woodland located to the south east within land contained south of London Road and east of the Middleway. Consideration will need to be given to cumulative impact from recreational disturbance. The site falls within the Solent catchment for nitrates and associated mitigation requirements.
	B) Will the development conserve habitats and species, achieve net	+/-	Development would be likely to conserve habitats and species;	A phase 1 ecological survey would be required to determine species and habitats on site.

SA Objective	Criteria	Performance		Commentary
	gains for biodiversity and enhance the local ecological network?		however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	<p>The whole of the site is within a local ecological network opportunity area and also forms part of the Local Plan allocation where part of the site is identified for landscaping as part of the Local Plan allocation. If the site was brought forward for housing consideration will need to be given to policy compliance with the allocation, relationship to planning permission on wider allocation site and in terms of how LEN opportunities will be realised.</p> <p>Further information is required in terms of how BNG will be achieved in the light of the above.</p>
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	<p>The whole of the site is within a local ecological network opportunity area and also forms part of the Local Plan allocation where part of the site is identified for landscaping. If the site was brought forward for housing consideration will need to be given to policy compliance with the allocation, relationship to planning permission on wider allocation site and in terms of how LEN opportunities will be realised.</p>
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	<p>There are no TPOs within the site or on the site boundary that would be affected by the development. There are unprotected trees on the site boundary though not considered to constrain development.</p>

SA Objective	Criteria	Performance		Commentary
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+	Site performed positively in relation to the majority of criteria relating to objectives 3, 4, 5, 6, 10	The site is sustainably located adjacent to the Andover settlement boundary within an existing housing allocation site with access to local services and amenities. Confirmation is required that site access can be achieved. In other respects, the site is relatively unconstrained.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible open space and / or equipped children's play space within 800m	The site is within 800m of Picket Twenty Sports Ground and Pitches.
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	The site is within 800m of Picket Twenty Sports Ground and Pitches.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	No conflicts identified with existing rights of way. Further information required regarding site layout for any enhancements that can be achieved.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> night time road traffic noise >50 dB(A) Lnight; 	The site is not within a DEFRA noise buffer. However, the B3400 London Road is located immediately to the north of the site and a noise impact assessment may be required.

SA Objective	Criteria	Performance	Commentary
		<ul style="list-style-type: none"> • night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise 	
<p>Commentary / Summary: The site is sustainably located adjacent to the Andover settlement boundary partly within an existing housing allocation site with access to local services and amenities. The site is adjacent to land (to the south) allocated for housing and open space (Policy COM6A) in the adopted Local Plan. Site is relatively unconstrained, potential noise considerations from the London Road and some landscape sensitivity to the north. The site also forms part of the wider land promotion (site 441).</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Littlebridge, Abbots Ann, Andover
Site reference and SHELAA No:	SHELAA 252 (2019)
Site area:	159.9ha
Promoted Housing Capacity	1500
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N):	Y (mixed use, including retail and leisure)

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	+	<p>Promotion of the site includes provision to meet a particular identified housing need e.g. specialised housing for older persons (C2)/ accessible / self and custom build plots.</p> <p>The supporting documents to the SHELAA submission indicate that:</p> <ul style="list-style-type: none"> • 500 homes are proposed to accommodate MOD employees. • self-build plots will also be included. • potential to support a range of needs including specialist accommodation for the elderly and room for home working
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the	A) Is the site likely to increase future economic and employment opportunities?	+	<p>Promotion of the site includes a proposal for mixed use or commercial floorspace offering ongoing economic and employment opportunities.</p> <p>The submission indicates that there will be employment opportunities for starter businesses. A range of essential facilities and services are proposed, which may include (but are not limited to):</p> <p>A local supermarket; A health care facility;</p>

SA Objective	Criteria	Performance	Commentary	
promotion of a diverse economy, with the availability of a skilled workforce			Smaller commercial units (for example a hairdresser, newsagent, delicatessen, cafe, estate agent, pharmacy etc); A Community Hub and Learning Hub. Flexible workspace (B11)	
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance ⁸⁴ of a strategic employment site.	Andover Airfield strategic employment site lies within 1.6km. No regular bus services.
	C) Is there connection to high quality broadband?	+	Standard connectivity (10-24 mbps) is available in close proximity to the site	High quality connectivity (of at least 24 mbps) is not currently available in close proximity to the site. Fibre is available in vicinity of 23.2Mbps
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	Andover town centre is 4.4km. No regular bus service. The railway line, A303 and A343 represent barriers to movement. They limit opportunities to walk or cycle to the town centre and into the southern edge of Andover and the safety/attractiveness of routes.
Objective 3: Maintain and improve access to services, facilities, and other	A) Is the site accessible to early years education provision?	+	The site is within 800m distance with indirect access to footpaths and/or cycleways	Abbotts Ann Nursery School - 755m (via and crossing B roads).

⁸⁴ All distances throughout the assessment assume approximate walking distances and times as follows:

400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the ‘20 minute neighbourhood’ and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance	Commentary
infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel			The submission indicates that a range of provisions would be provided on site, including a new neighbourhood hub and community centre.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance Abbotts Ann Primary School - 1.1km (via and crossing B roads). A new two form entry primary school is indicated within the site promotion.
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum). John Hanson Community School - 4.2km Cycling and walking routes are impacted by the railway and A303/A343.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+	The site is within 800m distance with indirect access to footpaths and/or cycleways. Abbotts Ann Village Shop & Post Office - 700m (via and crossing B roads). The submission indicates that a range of provisions would be provided within the site, including a small supermarket.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁸⁵ ?	-	The site is within 1.6 to 5km distance. Charlton Hill Surgery - 4.6km (Andover Hospital also 4.6km) The submission indicates that a range of provisions would be provided within the site, including a health care facility.

⁸⁵ This does not include dentist provision

SA Objective	Criteria	Performance	Commentary
	[this does not include dentist provision]		
	F) Is the site accessible to a community facility ⁸⁶ ?	+	The site is within 800m distance with indirect ^{***} access to footpaths and/or cycleways. St Mary's Church, Abbots Ann - 464m. The route requires crossing and use of B roads. Additional onsite community facilities are indicated in the promotion/indicative masterplan.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access ^{**} to cycleways and/or footpath networks. There are two PROWs crossing site. Potential exists to link these and to enhance cycle and walking links within and across the site. However, there is a railway line across part of the site, and the A303/A343 lie to the east and south east. These represent barriers to cycling and walking to the north, east and south east.
	H) Is the site accessible to a bus or rail service?	-	No bus route or railway station in vicinity (800m) or there may be major barriers to accessing these services. Poplar Farm Inn - 1km – No regular services. The submission suggests a railway halt. This has not been costed and designed.
	I) Is the site able to connect to the highway?	-	Potential access constraints Transport and accessibility evidence is required to demonstrate deliverability of proposed site access.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land A greenfield site with some dispersed agricultural buildings, barns and homes across farmland.
	B) Will development result in the loss of best or most versatile agricultural land?	-	The majority of the site (over 50%) is best and most versatile agricultural land as defined by NPPF Mix of High (Grade 2) (approximately 35%) and Moderate (Grade 3a) (approximately 60%) agricultural land with some urban land.

⁸⁶ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The southern and western parts of the site fall within a Mineral and Resource Consultation area for superficial sand and gravel and for river terrace deposits and sub alluvial river terrace deposits.
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	The site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+/-	The majority or all of the site is located within a source protection zone or the site includes areas within source protection zones 1 or 2.	Some western parts of the site fall within groundwater APZ Zone 1 and the eastern edges of the site fall within groundwater APZ zones 1 and 2.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	The site is entirely within Flood Zone 1 with regard to fluvial flood risk (Flood Zones 2 and 3 lie a short distance to the south of the southern boundary of the site, around the Pillhill Brook). There is mixed limited potential for surface and ground water flooding, for both below ground and at surface flooding – and a risk of ground water flooding. Surface water flood risk - On site is less 50% of site area.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	0	No change in air quality	The development would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would

SA Objective	Criteria	Performance		Commentary
				need to be further explored in terms of the potential cumulative effects.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	--	Site is likely to have a significant negative effect on landscape, which may include adverse effects on designated landscapes (e.g. National Park and AONB) and their setting.	<p>The site lies in open chalklands, as described in the Landscape Character Assessment, and is gently undulating, comprising a patchwork of arable fields, with hedgerows and trees to boundaries and a small area of woodland to the centre. A scattering of homes and buildings give the area and farmed estate character.</p> <p>Very elevated chalk dome landform and strongly rural character with open rolling landscape. Therefore, a high sensitivity and highly constrained in relation to the development scenario, other than potential for short row of houses in the small scale plotland with hedgerows in the south.</p> <p>To the east the ring road separates the easternmost part of the parcel from the rest and the vegetated character creates visual containment – moderate-high sensitivity. The small triangle of land to the south (paddocks) is very elevated and visually prominent and therefore constrained for development.</p>
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	-	Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	The site extends to the south west of Andover and to the south and west of the A303 (Andover bypass). It lies between the distinct edge of Andover and the scattered smaller more rural settlements of Abbots Ann, Little Ann and Anna Valley, and to the south of the Army and Land Forces HQ and estate. Development of the site

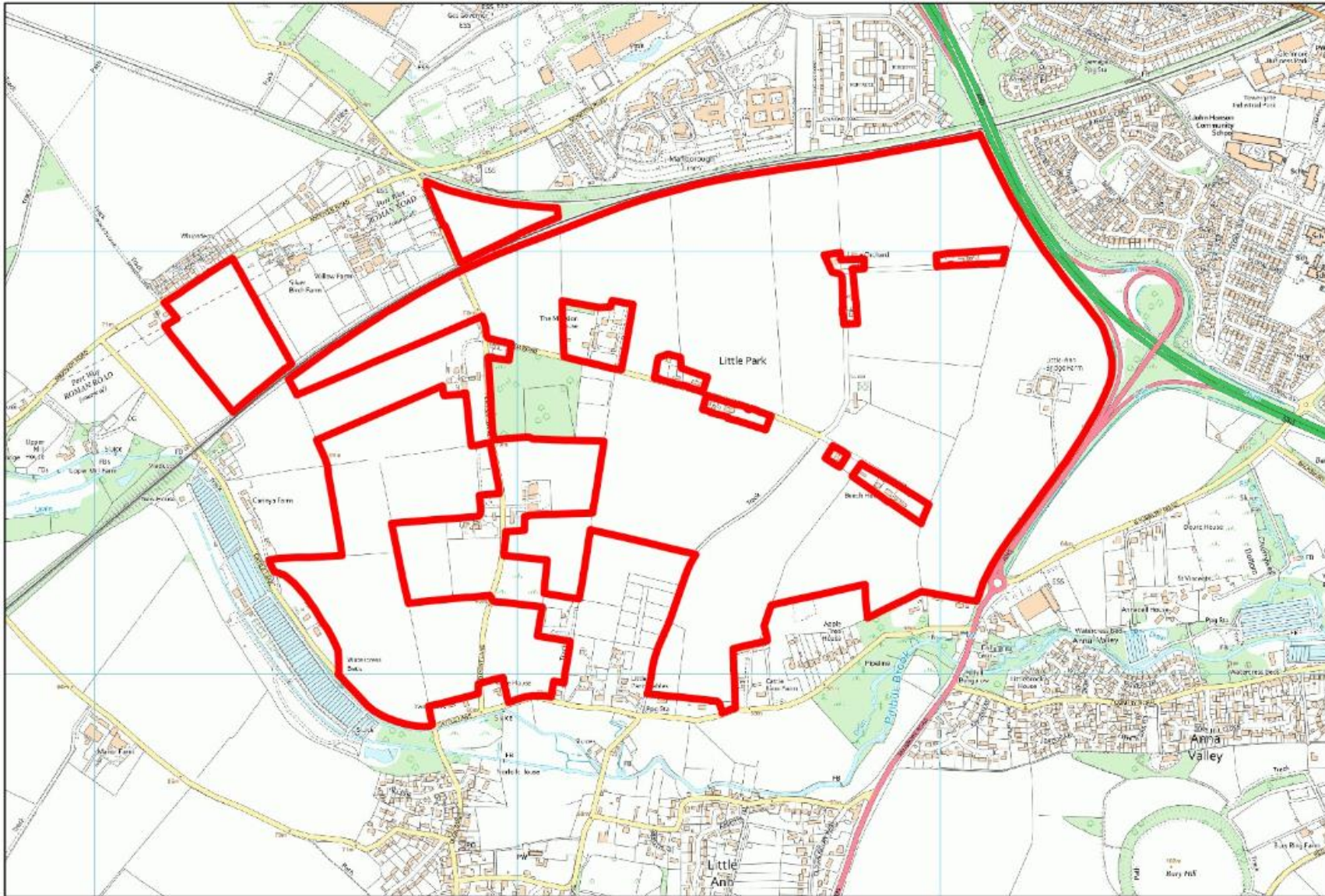
SA Objective	Criteria	Performance		Commentary
				does not relate well to Andover and would merge the settlement of Andover with Abbots Ann and Anna Valley.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	--	The site results in the coalescence of settlements in a way that adversely affects settlement identity.	Development of the site does not relate well to Andover and would merge the settlement of Andover with Abbots Ann and Anna Valley. There is a risk of coalescence between these distinct settlements.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	--	The development has the potential to impact on the significance of a heritage asset that has the potential to result in substantial harm or loss of heritage assets	<p>The site lies to the immediate north of, and adjacent to, the Abbots Ann Conservation Area, which also contains a cluster of over 30 listed buildings and the site lies a short distance (approximately 1km) to the east of Monxton village and conservation area and a cluster of listed buildings. There may be NDHAs on the site.</p> <p>This site (and also potentially the development of other sites Around Abbots Ann if other sites go forward) could engulf the Conservation Area and reduce the separation between the village conservation area and nearby Andover. There is a significant cluster of heritage assets evident in Abbots Ann village and the impact on them would be a concern.</p>
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	The site lies in an alert green/buffer area for archaeology. There are two hill forts (scheduled ancient monuments) in the vicinity at Clatford Ring and Baulksbury Ring.

SA Objective	Criteria	Performance		Commentary
				<p>Given the scale of the site very little is currently recorded. There is a possible Iron Age settlement and the proximity of the stream might suggest potential for encountering early prehistoric remains. In the light of the scale of the development it is likely that archaeological remains which are as yet unlocated will be encountered, but it seems very unlikely that these will emerge as a constraint to the site. To the south is the prominent hill, Bury Hill, which is a Scheduled Monument. It seems likely that this site is within the wider setting of the monument but less clear how much it contributes to the setting. Some on site verification is suggested.</p>
<p>Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity</p>	<p>A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?</p>	<p>0</p>	<p>No protected sites or habitats identified on site or in the vicinity or are likely to be impacted.</p>	<p>There are no international, national or local designations on the site or close to it.</p> <p>The site is within the Solent nitrates catchment area where mitigation is required.</p>
	<p>B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?</p>	<p>+</p>	<p>Development has the potential to conserve habitats and species and would conserve the local ecological network.</p>	<p>The indicative masterplanning identifies significant new landscaping within this large greenfield site, including areas of parkland, woodland, SUDS, hedgerows and trees as well as biodiversity enhancements. There is potential for landscape enhancements and BNG to be established. Ecological evidence and surveys would be appropriate.</p>
	<p>C) Would development conserve and enhance quality local green infrastructure</p>	<p>+</p>	<p>Promotion of the site includes provisions that would enable the conservation and</p>	<p>There is potential for enhancement of green infrastructure on site. The submission indicates that a new country park would be provided together with green and blue infrastructure, tree belt planting,</p>

SA Objective	Criteria		Performance	Commentary
	provision?infrastructure provision?		enhancement of green infrastructure.	green corridors and spaces, SUDS, habitat creation and allotments. The proposal includes enhancements to improve connectivity via public footpaths around the land and it is indicated that the existing small woodland would be retained.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are no trees on the site that are protected by a TPO and there is no designated ancient woodland. There are trees on and around the site on field boundaries and adjoining lanes. There is a small parcel of woodland within the site. The trees may constrain development in certain areas. Detailed tree, landscape and ecological surveys and evidence would be appropriate for this site and to inform any proposals.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10.	The site is located in an area with a fair level accessibility to nearby services and amenities in the village of Abbots Ann as well as Andover. It is also likely that a development of this scale will include new local facilities, amenities, green space and services to help meet the needs of the residents of the development sustainably, reducing the need to travel. This is indicated in the site promotion and masterplan. Development would involve the loss of a greenfield site that is almost entirely Grade 3a and Grade 2 agricultural land, representing the best and most versatile agricultural land, as defined by the NPPF. Part of the site is also within a Grade 3 and Grade 2 Groundwater source protection zone. The site is relatively unconstrained, offering potential for significant net gains in BNG and new green infrastructure and to establish green links and corridors to local ecological networks. There is potential to establish active and sustainable travel

SA Objective	Criteria	Performance		Commentary
				infrastructure to nearby communities, including the town of Andover. However, the A303, railway line and A343 represent very significant barriers to pedestrian/cycle movement and permeability to the northern, eastern and south eastern edges of this site.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible open space and / or equipped children's play space within 800m	Village Playing Field and village green – located 610m from site, and Bulberry Field Pitches (780m) provide some provisions to the south of the site. The submission indicates that a range of play and open space provisions, green space and GI would be provided within the site, including a proposed country park with sports and play facilities.
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	Bulberry Field Pitches – located 780m from southern edge of site. The submission indicates that a range of sports provisions, green space and GI would be provided within the site, including sports pitches and facilities and a proposed country park.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	There is potential for enhanced connections and green links between existing public rights of way and for new GI provision, potentially improving east-west and north-south connectivity between rights of way. Development may also impact upon the rural setting of existing PRow.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> night time road traffic noise >50 dB(A) Lnight; 	Within impact zone for night road noise associated with the A303 corridor, to the eastern part of the site.

SA Objective	Criteria	Performance	Commentary
		<ul style="list-style-type: none"> • night time railway train noise >50 dB(A) L_{night}; or industrial and commercial noise. 	
<p>Commentary / Summary</p> <p>The proposal is for a new settlement in open countryside, in an area of high landscape sensitivity to the south of Andover that does not relate well to Andover or the rural villages to the south including Abbots Ann. There is therefore a potential risk of coalescence and loss of the visual gap between settlements. The A303, railway line and A343 represent very significant barriers to pedestrian/cycle movement and permeability to the northern, eastern and south eastern edges of this site and this could compromise the potential integration of the site with the neighbouring town and villages, thereby also encouraging car use. There is also potential for significant adverse effects on heritage assets and the setting of the adjacent conservation area.</p>			



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Test Valley Borough Council 10050495 2022.



Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Address:	Valley View Business Park, Andover, Andover Downlands
Site reference and SHELAA No:	12 (2017)
Site area:	1.2 ha
Promoted Housing Capacity	20 - 30
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information	Site is promoted for 20 - 30 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	-	Would result in loss of employment land	The Valley View Business Park is currently in employment use and development for residential would involve the loss of employment land. This would need to be considered against projected employment land requirements for the plan period.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	+	A strategic employment site lies between 1600m and 5km distance. Alternatively, the site is within 400m of a bus stop or train station providing a frequent*	The nearest strategic employment site is Walworth Business Park which is over 1.6km from the site.

SA Objective	Criteria	Performance	Commentary	
			service to a strategic employment site.	
	C) Is there connection to high quality broadband?	+	Standard connectivity (10-24 mbps) is available in close proximity to the site	Broadband speeds achieved in this location are approximately 16 Mbps.
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is 4.6km from Andover Town Centre but is not connected by a frequent bus service within 400m of the site.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	-	The site is within 1.6 km to 5km distance	The site is 1.8km from the Finkley Down Farm Nursery and Pre School.
	B) Is the site accessible to a Primary School?	-	The site is within 1600m to 5km distance	The site is 3.1km from the Vigo Primary School.
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	The site is 3.3km from Winton Community Academy.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is 1.1km from One Stop Picket Piece.
	E) Is the site accessible to a Primary healthcare	-	The site is within 1.6 to 5km distance	The site is 4.1km from Adelaide Medical Centre.

SA Objective	Criteria	Performance	Commentary
	facility (GP, Health Centre or Hospital) ⁸⁷ ? [this does not include dentist provision]		
	F) Is the site accessible to a community facility ⁸⁸ ?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	+	Within 400m of an infrequent bus route or railway station to major destinations (or within 800m of a frequent bus service).
	I) Is the site able to connect to the highway?	+	No access constraints
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	+/-	The site includes some previously developed land (less than half)
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF

⁸⁷ This does not include dentist provision

⁸⁸ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) The site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The site does not fall within a groundwater source protection zone.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The site is entirely in flood zone 1 and is within an area of limited potential for groundwater flooding.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No likely effect on air quality	<p>The proposed development of c30 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>

SA Objective	Criteria	Performance		Commentary
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	○	No impact on the landscape character	The North West Downs AONB is located to the north of the site, separated by the railway line, fields and Finkley road to the north. The site itself is not located within a protected landscape and is within the 'open chalklands' landscape character type. Redevelopment of the site from employment to residential in this location is not considered to have an impact on landscape character.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+	Has the potential to relate positively to the existing settlement and settlement edges and/or surroundings/context.	The site is located just outside the settlement boundary of Andover to the east but is well related to the settlement and forms part of an existing linear pattern of development on Walworth Road. Connectivity to essential services and infrastructure is good.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence.	This is a previously developed site closely related to the settlement of Andover and redevelopment for housing is not considered to have a significant impact on the distinction / separation between settlements.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○	The development of this site would have no effect on the historic environment.	To the north of the site beyond the railway line is Devil's Ditch Scheduled Ancient Monument. Redevelopment of the site for residential development is not considered to have any greater impact on the SAM and there is the physical separation of the railway line. The site is not within the setting of a conservation area or listed buildings.
	B) Is development likely to conserve or enhance	○	The development of this site would have no	The development would not have an impact on archaeological assets.


SA Objective	Criteria	Performance		Commentary
	the significance of sites of archaeological interest?		effect on archaeological assets	
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site would not have a direct impact on protected habitats. There is ancient woodland and sites of importance for nature conservation located to the south of the site (south of Ox Drove and London Road) and consideration will need to be given to cumulative impact from recreational disturbance. The site falls within the catchment for nitrates and associated mitigation requirements.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+	Development would be likely to conserve habitats and species and would conserve the local ecological network.	A large proportion of the site is in employment use, however the remainder of the site is greenfield and a phase 1 ecological survey will determine presence of and impact on habitats and species. There is potential for BNG to be delivered through a housing proposal. Redevelopment of the site will not affect local ecological networks.
	C) Would development conserve and extend quality local green infrastructure provision?	?	Insufficient information available	Insufficient information available at this stage in terms of detailed proposals for enhancing local green infrastructure provision. However, large areas around the site have been identified as opportunity areas to extend the local ecological network.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are no TPOs located within the site. The site boundary is tree lined. There is an existing access road into the site and it is considered that the site could be redeveloped for housing without loss of trees.

SA Objective	Criteria		Performance	Commentary
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+	Site performed positively in relation to the majority of criteria relating to objectives 3, 4, 5, 6, 10	In relation to Objectives 3, 4, 5, 6 and 10 the site performed positively overall.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible green space and / or equipped children's play space within 800m	Picket Piece Sports Ground is within 800m of the site.
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or pitches with pavilion/changing facility – up to 800m	Picket Piece Sports Ground is within 800m of the site.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	?	Insufficient information available	Insufficient information available at this stage in terms of detailed proposals for enhancing local green infrastructure provision.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: * night time road traffic noise >50 dB(A) L _{night} ; * night time railway train noise >50 dB(A) L _{night} ; or industrial and commercial noise.	The northern boundary of the site is adjacent to the railway line which will have an impact on noise levels within the site.
Commentary / Summary:				
This site is an existing employment site that comprises brownfield and greenfield land. Consideration will need to be given to the impact on employment land supply and projected land requirements for the plan period. The site has relatively good accessibility to essential services and amenities in Andover. The site is located just outside the settlement boundary of Andover (east) but is well related to the settlement and				

SA Objective	Criteria	Performance	Commentary
forms part of an existing linear pattern of development on Walworth Road. The site is relatively unconstrained with respect to floodrisk and ecology.			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	11 Ox Drove, Andover
Site reference / SHELAA No: / Submission Date	SHELAA 14 (2017)
Site Area	0.8ha
Promoted Housing Capacity	20
Officer Assessed Housing Capacity	20
Employment Uses	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided	Site is promoted for c20 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses are proposed for the site and development for housing would not result in the loss of employment land.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance ⁸⁹ of a strategic employment site.	The site is within 1.3km of Walworth Business Park.

⁸⁹ All distances throughout the assessment assume approximate walking distances and times as follows:

400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the '20 minute neighbourhood' and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance		Commentary
diverse economy, with the availability of a skilled workforce	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	Connectivity is available to ultrafast broadband with speeds over 100 Mbps.
	D) Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is 3.3km from Andover Town Centre and is not connected by a regular bus service within 400m of the site. The site is within 740m of Locksbridge Road bus stop.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is located within 1.5km of Finkley Down Nursery and Pre School.
	B) Is the site accessible to a Primary School?	-	The site is within 1600m to 5km distance	The site is located within 2.3km of Vigo Primary School.
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	The site is located within 1.7km of Winton Community Academy.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is located within 457m of One Stop Picket Piece.
	E) Is the site accessible to a Primary healthcare	-	The site is within 1.6 to 5km distance	The site is located within 2.9km of Adelaide Medical Centre.

SA Objective	Criteria	Performance	Commentary	
	facility (GP, Health Centre or Hospital) ⁹⁰ ? [this does not include dentist provision]			
	F) Is the site accessible to a community facility ⁹¹ ?	+/-	The site is within 800m to 1.6km distance	The site is located 927m from Picket Piece Social Club and Village Hall.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	+	Within 400m of an infrequent bus route or railway station to major destinations (or within 800m of a frequent bus service).	The site is within 740m of Locksbridge Road bus stop.
	I) Is the site able to connect to the highway?	+	No access constraints	Direct access to the site could be achieved from Ox Drove. An initial transport appraisal undertaken by site promoter would confirm site access.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield with no previously developed land within the site.
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF	The site is within the 'not surveyed' and 'Other' category of the agricultural land classification so does not constitute loss of the best or most versatile agricultural land. However, the site is located within Grade 3 of the Provisional agricultural land classification.

⁹⁰ This does not include dentist provision

⁹¹ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	The site is not within a minerals consultation area and is not identified as a minerals resource area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site	The site does not include land that comprised part of a former landfill site according to DEFRA data.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The site is not within a groundwater source protection zone.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The site is entirely in flood zone 1 and is within an area of limited potential for groundwater flooding.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	<p>The proposed development of c20 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but</p>

SA Objective	Criteria	Performance		Commentary
				this would need to be further explored in terms of potential cumulative effects.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	○	No negative impact on the landscape character.	Development of this site for residential use is considered not to have an adverse impact on landscape character and protected landscapes. The site is within the 'open chalklands' landscape character type.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+	Has the potential to relate positively to the existing settlement and settlement edges and/or surroundings/context.	The site is immediately adjacent to the Andover settlement boundary. The site is sustainably located in relation to the settlement and essential infrastructure and services. It may be logical for the site to be included in within the settlement boundary as it would be effectively a rounding off and land to the east of this site and south of Ox Drove is included within the settlement boundary.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence.	Development of this site for residential development would not have a significant impact upon the distinction between settlements or lead to risk of physical or visual coalescence.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○	The development of this site would have no effect on the historic environment.	The site is not within a conservation area and does not have an impact on the setting of a CA or listed building.

SA Objective	Criteria	Performance		Commentary
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site would not have a direct impact on protected habitats. There are a sites of importance for nature conservation (SINC) located to the east of the site (adjacent to Andover Farm) and south of London Road. There is also Ancient Woodland located to the south east within land contained south of London Road and east of the Middleway. Consideration will need to be given to cumulative impact from recreational disturbance. The site falls within the Solent catchment for nitrates and associated mitigation requirements.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+	Development has the potential to conserve habitats and species and would conserve the local ecological network.	A phase 1 ecological survey will determine presence of and impact on habitats and species on site. There is potential for BNG to be delivered through a housing proposal. Redevelopment of the site will not affect local ecological networks. The site is adjacent to land identified as providing opportunities for enhancements to local ecological networks with potential to integrate with these opportunity areas.
	C) Would development conserve and enhance	?	Insufficient information available	Insufficient information available at this stage in terms of detailed proposals for enhancing local green infrastructure provision. However, areas

SA Objective	Criteria	Performance		Commentary
	quality local green infrastructure provision?			adjacent to the site have been identified as opportunity areas to extend the local ecological network with potential to integrate with these opportunity areas.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are no TPOs located within the site. The site boundary is tree lined. There is an existing unmade road into the site from the Ox Drove and it is considered that the site could be redeveloped for housing without loss of trees.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10.	The site is sustainably located on the eastern settlement edge of Andover with good connectivity to essential services and amenities. This is a greenfield site outside the settlement boundary but potential inclusion would round off the existing settlement boundary. The site is not affected by ecological / environmental constraints that would preclude potential consideration for housing.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible open space and / or equipped children's play space within 800m	Picket Piece Sports Ground is within approximately 650m of the site.
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	Picket Piece Sports Ground is within approximately 650m of the site.
	C) Would development support the retention and / or enhancement of	+	The development of the site has the potential to enhance access to the countryside and / or the	The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.

SA Objective	Criteria	Performance	Commentary
	access and rights of way to the countryside?		
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: * night time road traffic noise >50 dB(A) Lnight; * night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise The site abuts the Ox Drove which is not within a DEFRA noise buffer zone. To the west of the site is Walworth Business Park which may be a source of noise disturbance. However, there is existing residential development directly to the north of the proposed site which is equal distance to the employment site.
Commentary / Summary:			
This site is sustainably located with good accessibility to essential services and amenities and is well related to the settlement of Andover. Part of the site occupied by dwellings already within the settlement boundary. Site is also located off the Ox Drove Road where there is limited capacity to support new development. There is higher landscape sensitivity in this location which makes it inappropriate to allocate the wider site (outside the settlement boundary).			



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Site Appraisal

Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Address:	9A Walworth Road, Andover
Site reference and SHELAA No:	SHELAA 31 (2017)
Site area:	1.82ha
Promoted Housing Capacity	50
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information	Site is promoted for c50 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy,	A) Is the site likely to increase future economic and employment opportunities?	-	Would result in loss of employment land	The site is currently in employment / storage use and redevelopment for residential would involve the loss of employment land. Potential loss of employment land would need to be considered in relation to the employment land strategy and projected requirements for the plan period.
	B) Is the site accessible to a strategic employment site by	++	The site is within 1600m distance ⁹² of a	The site is within 1.6km of Walworth Business Park.

⁹² All distances throughout the assessment assume approximate walking distances and times as follows:

400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the '20 minute neighbourhood' and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria	Performance	Commentary	
with the availability of a skilled workforce	sustainable modes of transport?		strategic employment site.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	Connectivity is available to ultrafast broadband with speeds over 100 Mbps.
	Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is within 4.1km of Andover Town Centre and is connected by a regular bus service within 400m of the site.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is within 1.3km of the Finkley Down Farm Nursery and Pre School.
	B) Is the site accessible to a Primary School?	-	The site is within 1600m to 5km distance	The site is within 2.6km of the Vigo Primary School.
	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a secondary school location, and with an overall journey time of 30 minutes maximum.	The site is within 3km of Winton Community Academy.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 750m of the One Stop Picket Piece.

SA Objective	Criteria	Performance	Commentary	
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁹³ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is within 3.6km of the Adelaide Medical Centre.
	F) Is the site accessible to a community facility ⁹⁴ ?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	The site is within 300m of the Picket Piece Social Club and Village Hall.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations ⁹⁵ (including local towns or cities, which have onward connections to wider destinations).	Fluens Yard bus stop is adjacent to the site.
	I) Is the site able to connect to the highway?	+	No access constraints	The site has an existing access from Walworth Road.

⁹³ This does not include dentist provision

⁹⁴ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

⁹⁵ A major destination includes town and cities with public transport connections, including Andover, Romsey, Southampton, Winchester, Salisbury, Basingstoke, London.

SA Objective	Criteria	Performance	Commentary	
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	+	All or majority of the site is previously developed land as defined by NPPF (at least half)****.	The site is previously developed land in employment use.
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF	The site is in employment use and not classified within the agricultural land classification.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) The site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The site is not within a groundwater source protection zone.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is unlikely to be susceptible to groundwater flooding at ground level.	The site is located in flood zone 1 but a small corridor of land in the north east of the site is subject to surface water flooding. The whole of the site has limited potential for groundwater flooding.

SA Objective	Criteria	Performance		Commentary
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No likely effect on air quality	<p>The proposed development of c50 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	○	No impact on the landscape character	<p>The North West Downs AONB is located to the north of the site, separated by the railway line, fields and Finkley road to the north. The site itself is not located within a protected landscape and is within the 'open chalklands' landscape character type. Redevelopment of the site from employment to residential in this location is not considered to have an impact on landscape character.</p>
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+	Has the potential to relate positively to the existing settlement and settlement edges and/or surroundings/context.	<p>The site is located partly within the Andover settlement boundary. The northern part of the site is within Local Plan policy area COM6 and LE8 and is suitable for housing, open space and community facilities. The railway line is located adjacent to the northern site boundary which forms a defensible boundary. The site is sustainably located with relatively good accessibility to essential services and amenities.</p>
	C) Does the site have the potential to impact the distinction between settlements, or lead to a	○	The site is unlikely to have an effect on the distinction/separation between settlements or	<p>Development of the site for residential development would not impact upon the distinction between settlements or lead to a risk of physical or visual coalescence. The southern part of the site is within</p>

SA Objective	Criteria	Performance		Commentary
	risk of physical or visual coalescence, where this is relevant to settlement identity?		result in a risk of physical or visual coalescence.	the settlement boundary and the railway line to the north forms a defensible boundary.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○	The development of this site would have no effect on the historic environment.	The site is not within a conservation area and does not have an impact on the setting of a CA or listed building.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	○	The development of this site would have no effect on archaeological assets	The development would not have an impact on archaeological assets.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site would not have a direct impact on protected habitats. There is ancient woodland and sites of importance for nature conservation located to the south of the site (south of Ox Drove and London Road) and consideration will need to be given to cumulative impact from recreational disturbance. The site falls within the Solent catchment for nitrates and associated mitigation requirements.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+	Development would be likely to conserve habitats and species and would conserve the local ecological network.	A phase 1 ecological survey will determine presence of and impact on habitats and species on site. There is potential for BNG to be delivered through a housing proposal. A small proportion of the site's southern edge and adjacent land to the east is within an area identified as providing opportunities for enhancements to local ecological networks. At this stage it is considered that redevelopment of this

SA Objective	Criteria	Performance	Commentary
			site for residential would not prejudice local strategy options for LEN.
	C) Would development conserve and extend quality local green infrastructure provision?	?	Insufficient information available
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+	Site performed positively in relation to the majority of criteria relating to objectives 3, 4, 5, 6, 10
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible green space and / or equipped children's play space within 800m
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or
			Picket Piece Sports Ground is within 500m of the site.

SA Objective	Criteria		Performance	Commentary
			pitches with pavilion/changing facility – up to 800m	
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	?	Insufficient information available	Insufficient information available at this stage in terms of detailed proposals for enhancing local green infrastructure provision.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: * night time road traffic noise >50 dB(A) L _{night} ; * night time railway train noise >50 dB(A) L _{night} ; or industrial and commercial noise.	The northern boundary of the site is adjacent to the railway line which will have an impact on noise levels within the site.
Commentary / Summary:				
This an existing brownfield employment site, sustainably located on the eastern settlement edge of Andover with good connectivity to essential services and amenities. The site is partly within the settlement boundary and within a local plan policy area where residential development is considered appropriate. The site is not affected by ecological / environmental constraints that would preclude potential consideration for housing. The northern site boundary is adjacent to the railway line where consideration will need to be given to impact of noise and necessary attenuation measures. Consideration will need to be given to the loss of employment land.				



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Brentry Nursery, Jermyns Lane
Site reference / SHELAA No: / Submission Date	SHELAA 344
Site area:	13.5Ha
Promoted Housing Capacity	250
Officer Assessed Housing Capacity	210
Employment uses (Y/N):	N

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No information provided.	Site is promoted for a mixed use development with c250 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	o No employment uses proposed	No employment uses proposed
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	+ A strategic employment site lies between 1600m and 5km distance. Alternatively, the site is within 400m of a bus stop or train station providing a frequent service to a	The nearest strategic employment site is Belbins Business Park which is between 1.6 and 5km away although not connected to this site by a regular bus service

SA Objective	Criteria	Performance	Commentary
		strategic employment site.	
	C) Is there connection to high quality broadband?	+ Standard connectivity (10-24 mbps) is available in close proximity to the site	Standard connectivity (of at least 10 mbps) is available in close proximity to the site.
	D) Is the site accessible to Andover or Romsey Town Centres?	+ The site is within 400m of a bus service to Town Centres and/or within 1600m of a Town Centre (overall journey time, door to door, of less than 1 hour).	The site is 2.2km from Romsey Town Centre and there is a frequent bus service within 800m of the site. Overall journey time is less than 1 hour
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	- The site is within 1.6 km to 5km distance	The site is within 1.8km from an early years education provider at Bright Horizons Pre-School the route is not currently accessible by footpath.
	B) Is the site accessible to a Primary School?	- The site is within 1600m to 5km distance	The site is within 2.2km of Ampfield C of E Primary School the route is not currently accessible by footpath.
	C) Is the site accessible to a Secondary School?	- The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	The site is over 4.4km from a secondary school (Romsey Academy), there is no direct bus route to a secondary school within 400m of the site

SA Objective	Criteria	Performance	Commentary	
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	-	The site is within 1.6 to 5km distance	The site is within 1.8km from Co-op Food, Abbotswood; the route is not currently wholly accessible by footpath.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁹⁶ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is within 3.6km from the nearest GP surgery (Abbeywell, Nightingale Surgery)
	F) Is the site accessible to a community facility ⁹⁷ ?	-	The site is within 1.6 to 5km distance	The site is within 1.8km from Abbotswood Community Centre, the route is not currently accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	-	No clear direct access to footpaths and/or cycleways. Could include physical barriers such as a railway line.	Site is not currently connected to the footpath or cycleway network
	H) Is the site accessible to a bus or rail service?	+	Within 400m of an infrequent bus route or railway station to major destinations	The site is 700m from Jermyns Lane bus stop which has a frequent service between Romsey and Winchester (66)
	I) Is the site able to connect to the highway?	+	No access constraints	There is an existing site entrance with direct access onto Jermyns Lane, transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land	A) Is the site on previously developed land?	+	All or majority of the site is previously developed land as	The site is previously developed land

⁹⁶ This does not include dentist provision

⁹⁷ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

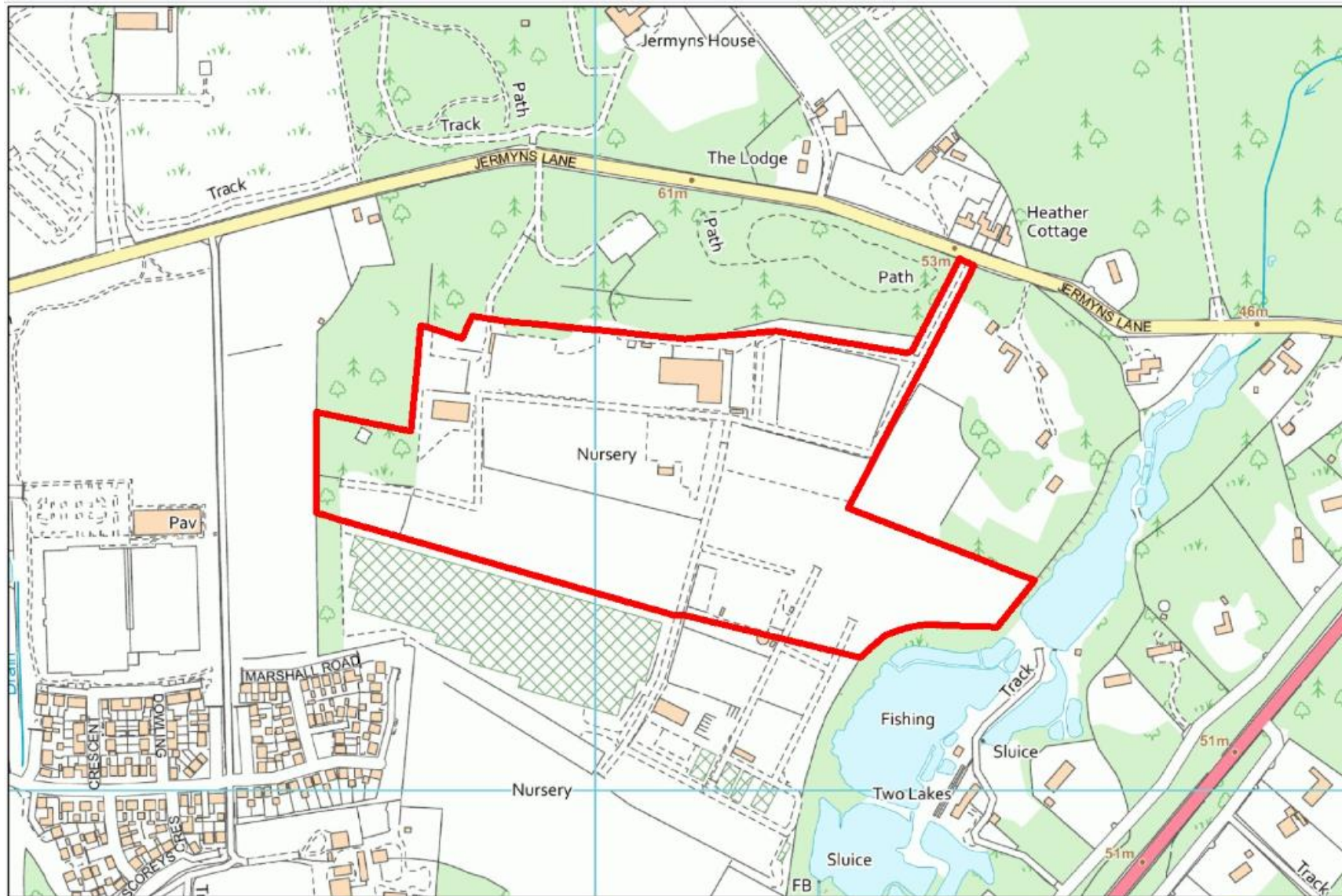
SA Objective	Criteria	Performance	Commentary
and conserve soil resources.			defined by NPPF (at least half)
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of	0	No change in air quality
			The proposed development of c250 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. The effect on air quality in terms of

SA Objective	Criteria	Performance		Commentary
	national air quality objective levels?			AQMA in adjoining authority areas would need to be explored further in terms of potential cumulative effects
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	The landscape is visually extremely contained and enclosed, and therefore is less susceptible to change in visual terms. Views are inward looking and kept short by the surrounding woodland, resulting in very low levels of intervisibility with the surrounding landscape. The parcel has a Moderate-High sensitivity to change arising from the scenario. Overall landscape susceptibility to change is judged to be Moderate-High. This is in view of the sense of time depth, pattern and relative naturalness created by the assessed landscape character, and the mostly weak relationship of the parcel to the settlement edge.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	-	Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	The site is not immediately adjacent to any settlement boundary and is located entirely within and surrounded by countryside.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	The site is not located within a Local Gap and is unlikely to result in the physical or visual coalescence of Romsey with any other settlement

SA Objective	Criteria	Performance	Commentary
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	- The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm	The site is immediately adjacent to Hilliers Historic Park & Garden
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+ An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	Limited archaeological potential, further detailed assessment not required for allocation but at planning application stage.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	- The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites	The site is within the zones of influence for different designations and issues for New Forest SPA recreation.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	- The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.	Site includes a large area of network opportunities for creation of habitat. The site includes and is adjacent to priority habitat. There are hedgerows within the site

SA Objective	Criteria	Performance		Commentary
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	The site does contain a local ecological network opportunity area so consideration will need to be given to how these aims and objectives are achieved with the development. Development could also result in the loss of established trees
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are unprotected trees within the site and TPO trees and unprotected trees lining the boundary of the site. It is considered the development could come forward with minimal tree loss. A tree survey would assist in assessing the value of trees on the boundary.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m	There is direct access to informal open space, allotments and children's playground at Ganger Farm within 800m proximity of the site
	B) Is the site accessible to sports facilities?	++	Distance to indoor sports facility and /	There is direct access to sports fields at Ganger Farm which has access to a pavilion on site

SA Objective	Criteria	Performance	Commentary
		<div style="background-color: green; width: 20px; height: 20px; display: inline-block;"></div> or sports pitches with pavilion/changing facility – up to 800m	
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	<div style="background-color: yellow; width: 20px; height: 20px; display: inline-block;"></div> +/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	No adverse impacts identified
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	<div style="background-color: lightgreen; width: 20px; height: 20px; display: inline-block;"></div> + No part of the site is likely to include any areas identified as likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or • industrial and commercial noise. 	No significant adverse impacts identified.
Commentary / Summary: Site located to the north east of Romsey. Potential to integrate sustainable transport access through adjoining development but concern with access to facilities. SINC habitat located on the northern and western site boundary.			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Field's Farm, Nursling and Rownhams
Site reference / SHELAA No: / Submission Date	SHELAA 253
Site area:	8.43Ha
Promoted Housing Capacity	120
Officer Assessed Housing Capacity	100
Employment uses (Y/N):	N

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No information provided.	Site is promoted for a mixed-use development with c120 dwellings with no specific reference at this stage to specific groups or housing type. The promotion does mention potential for self-build, but not actively promoted as a self-build site
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	0 No employment uses proposed.	No employment uses proposed/
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++ A strategic employment site lies between 1600m and 5km distance. Alternatively, the site is within 400m of a bus stop or train station providing a frequent* service to	The nearest strategic employment site is Adanac Park which is between 1.6 and 5km away although not connected to this site by a regular bus service

SA Objective	Criteria	Performance	Commentary
			a strategic employment site.
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site
	Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour)
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.
	B) Is the site accessible to a Primary School?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.
	C) Is the site accessible to a Secondary School?	++	The site is within 1600m distance with direct access to footpaths and/or cycleways.
	D) Is the site accessible to a Convenience Store**** including at a	+/-	The site is within 800m to 1.6km distance
			The site is within 800m from an early years education provider at Horns Drove Community Pre-School the route is accessible by footpath.
			The site is within 800m of Rownhams St John's C of E Primary School the route is accessible by footpath.
			The site is within 1.6km from a secondary school (Oasis Academy), the route is accessible by footpath
			The site is within 1.1km from Sainsbury's, Lordshill; the route is wholly accessible by footpath.

SA Objective	Criteria	Performance	Commentary
	Local/District/Town Centre?		
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ⁹⁸ ? [this does not include dentist provision]	+/- The site is within 800m to 1.6km distance	The site is within 1.2km from the nearest GP surgery (Lordshill Health Centre)
	F) Is the site accessible to a community facility ⁹⁹ ?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 800m from St John's Church, the route is accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	++ Direct access to cycleways and/or footpath networks	Direct access to the cycleway and footpath network is achievable, there are several routes available from this location
	H) Is the site accessible to a bus or rail service?	++ Within 400m of a frequent bus route or railway station connecting to major destinations (including local towns or cities, which have onward connections to wider destinations).	The site is 400m from St John's Church bus stop which has a frequent service between Romsey and Southampton (Bluestar 4) this stop is closer to Southampton than to Romsey
	I) Is the site able to connect to the highway?	+ No access constraints	There is an existing site entrance with direct access onto Rownhams Lane, transport strategy will need to be prepared.

⁹⁸ This does not include dentist provision

⁹⁹ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary	
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield
	B) Will development result in the loss of best or most versatile agricultural land?	?	The classification of the site is not known or it is not clear whether it is classified as grade 3a or 3b	Provisional land classification has this site classified as grade 3; it is not clear whether it is classified as grade 3a or 3b
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site does fall within a minerals and waste consultation area or minerals resource area.
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater floodin	The site is within flood zone 1, however a small part of the site is at limited risk of flooding from both ground and surface water

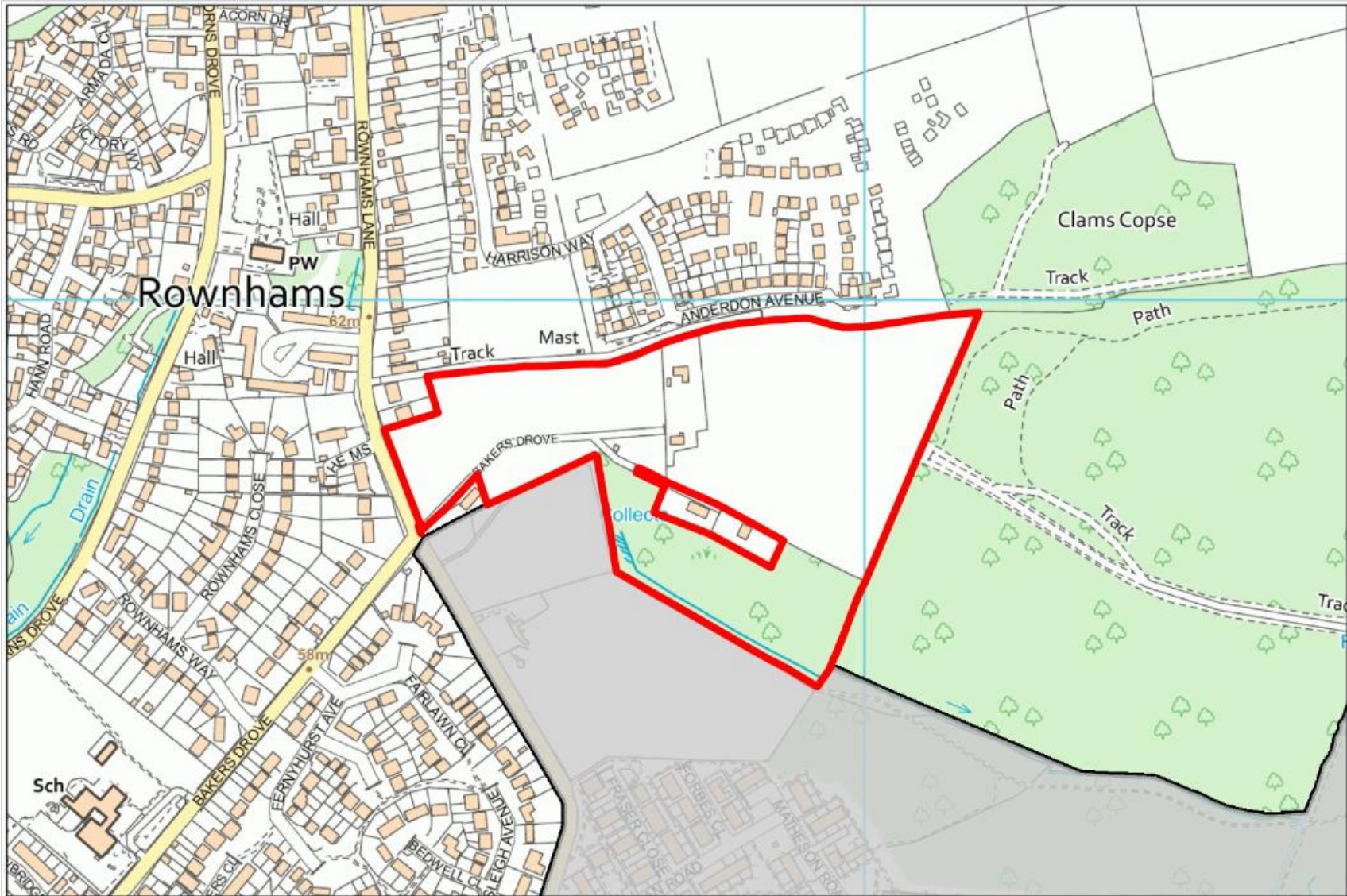
SA Objective	Criteria	Performance		Commentary
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	?	There is potential for change in air quality and requires further consideration	The proposed development of c120 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. The effect on air quality in terms of AQMA in adjoining authority areas would need to be explored further in terms of potential cumulative effects
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	<p>The site is formed of two open fields, with a residential cottage and associated garden dividing them. A woodland covers the southern part of the site.</p> <p>Four scattered cottages (two within and two outwith the site boundary) are accessed from Bakers Drove, an unsurfaced track from Rownhams Lane.</p> <p>The north-western field is a relatively flat field of ungrazed pasture and is visible between a gappy hedgerow with mature trees along Rownhams Lane. The presence of the road and settlement edge perceptibly influence character. This part of the site is contained by built form, treelines and hedges along boundaries in some areas.</p> <p>The north-eastern field is also defined by ungrazed pasture, falling gently towards Lord's Wood ancient woodland to the east. This part of the site is visible from the southern edge of residential development at Broadleaf Park, and has a wooded backdrop to the south, east and west.</p> <p>Lords Wood Greenway bridgeway runs to the south of the site, connecting Rownhams Lane to the Lords Wood to the east.</p>

SA Objective	Criteria		Performance	Commentary
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	The southern boundary of the site is immediately adjacent to the settlement boundary of Rownhams and is otherwise located within and surrounded by countryside (COM2). Could be a logical extension given the recent development to the north.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	O	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	The site is not located within a Local Gap and is unlikely to result in the physical or visual coalescence of Rownhams with any other settlement
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	O	The development of this site would have no effect on the historic environment.	There are not heritage assets within the proximity of the site which would be impacted by development on site.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	-	Potential for an impact on archaeological assets that could affect the development of this site	The field is crossed by the line of the Roman road and LiDAR suggest that in places this may survive as an earthwork. Consideration may need to be given to the benefits of preserving this line physically within the design and layout. In doing so some constraint to the site might be implied. Field verification of the level of survival is needed. The wider area has a high archaeological potential, and it is possible that as yet unlocated archaeological remains will be encountered. The line of the Roman road offers an opportunity for the development to harness the historic character of this

SA Objective	Criteria	Performance	Commentary
			landscape to future development proposals, and if the line of the Roman road does survive perhaps securing its future management.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	-	The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.
	C) Would development conserve and enhance quality local green infrastructure provision?	-	Site has the potential to result in the loss or harm to a form of local green infrastructure, including the loss of existing areas of established trees, green space, mature hedgerows or woodland.
	D) Would development affect protected and unprotected trees?	-	The intensity of site development is likely to be constrained by the presence of
			There are TPO trees and unprotected trees lining the boundary of the site. There are a large number of trees within the site and it is considered development would result in tree loss. A tree survey would assist in


SA Objective	Criteria	Performance	Commentary
		protected or unprotected trees, either on or adjacent to the site	assessing the value of trees on the boundary. May require input from the Tree team
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/- Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	The site has good access to local facilities and services. The site is on a greenfield site; it is highly constrained
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+ There is a publicly accessible open space and / or equipped children's play space within 800m	There is direct access to informal open space at Ferryhurst Lake within 800m proximity to the site
	B) Is the site accessible to sports facilities?	++ Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	There is direct access to from the site to Lordshill Community Swimming Pool
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+ The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.	The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.

SA Objective	Criteria	Performance	Commentary
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	<p>-</p> <p>Any part of the site is likely to be exposed to:</p> <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or • industrial and commercial noise 	The site is likely to be exposed to night time road traffic noise >50 dB(A). It is considered that this noise level would not affect the developable area.
<p>Commentary / Summary: Sustainably located site well connected to services and facilities in Nursling and Rowhams and further afield. Some limited surface water flooding where a sequential approach will be required. TPO trees on the northern site boundary reduce the developable area of the site. There is SINC habitat within the site and the site abuts Ancient Woodland on the eastern boundary which with buffers applied significantly reduce development potential. There are less constrained sites available with better potential for residential development.</p>			



Rownhams

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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Address:	Land at Burma Road, Romsey
Site reference / SHELAA No: / Submission Date	SHELAA 155
Site area:	0.94Ha
Promoted Housing Capacity	30
Officer Assessed Housing Capacity	0
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information	Site is promoted for a mixed-use development with c30 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	0	No employment uses proposed	No employment uses proposed
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance ¹ of a strategic employment site.	The nearest strategic employment site is Romsey Industrial Estate which is within 1.6km of the site although not connected to this site by a regular bus service
	C) Is there connection to high quality broadband?	+	Standard connectivity (10-24 mbps) is available in	Standard connectivity (of at least 10 mbps) is available in close proximity to the site.

SA Objective	Criteria	Performance	Commentary
			close proximity to the site
	D) Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.
	B) Is the site accessible to a Primary School?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.
	C) Is the site accessible to a Secondary School?	++	The site is within 1600m distance with direct access to footpaths and/or cycleways.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.
	E) Is the site accessible to a Primary healthcare	++	The site is within 800m distance with direct access to
			The site is 450m from Romsey Town Centre
			The site is within 800m from an early years education provider at Forest Footsteps Childcare, the route is accessible by footpath.
			The site is within 750m of Romsey Abbey C of E Primary School the route is accessible by footpath.
			The site is within 1.2km from a secondary school (Romsey Academy), the route is accessible by footpath
			The site is within 300m from Aldi, Broadwater Road; the route is wholly accessible by footpath.
			The site is within 700m from the nearest GP surgery (Abbeywell, Abbey Mead Surgery); the route is wholly accessible by footpath

SA Objective	Criteria	Performance	Commentary	
	facility (GP, Health Centre or Hospital) ¹⁰⁰ ? [this does not include dentist provision]		footpaths and/or cycleways.	
	F) Is the site accessible to a community facility ¹⁰¹ ?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 180m from Crosfield Hall, the route is accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access to cycleways and/or footpath networks	Direct access to the cycleway and footpath network is achievable, there are several routes available from this location
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations (including local towns or cities, which have onward connections to wider destinations).	The site is 350m from Romsey Bus Station which has a frequent service between Romsey and Southampton and Romsey and Eastleigh (Bluestar 4 and 5) and Romsey and Winchester (66) and other local services
	I) Is the site able to connect to the highway?	-	Potential access constraints	There is an existing site entrance with direct access onto Romsey Bypass, transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	+	All or majority of the site is previously developed land as defined by NPPF (at least half)	The site is previously developed land

¹⁰⁰ This does not include dentist provision

¹⁰¹ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary	
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF	The site does not comprise 'best or most versatile' agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	The site does not fall within a minerals and waste consultation area or minerals resource area
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	Part of site is within flood zones 2 and 3, with the remainder of the site at risk of flooding from ground water
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of	?	There is potential for change in air quality	The proposed development of c30 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in

SA Objective	Criteria	Performance		Commentary
	national air quality objective levels?		and requires further consideration	Test Valley Borough. The effect on air quality in terms of AQMA in adjoining authority areas would need to be explored further in terms of potential cumulative effects
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	<ul style="list-style-type: none"> • A rectilinear parcel of pasture agriculture on the north-western edge of Romsey and surrounded by playing fields and pitches to the east and south-east. • The Romsey conservation area abuts part of the parcel's northern boundary and it forms part of the conservation area setting. The parcel is adjacent to the Registered Park and Garden at Broadlands (the wooded boundary belt of the historic property follows the western and southern boundaries of the parcel) and the parcel includes a small part of the registered landscape in the north-western corner, associated with the Grade II listed mock-Tudor, timber beamed and tile hung gabled lodge/gatehouse to Broadlands and associated properties in the private road at Burma Road behind. • These heritage considerations markedly elevate the sensitivity of what would otherwise be a commonplace site in landscape terms, although there is variation within this –the western half of the site is of higher sensitivity than the eastern half for these reasons.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	The northern boundary of the site is immediately adjacent to the settlement boundary of Romsey and is otherwise located within and surrounded by countryside (COM2)
	C) Does the site have the potential to impact the distinction between	O	The site is unlikely to have an effect on the distinction/separation	The site is not located within a Local Gap and is unlikely to result in the physical or visual coalescence of Romsey with any other settlement

SA Objective	Criteria	Performance	Commentary	
	settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?		between settlements or result in a risk of physical or visual coalescence	
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	--	The development has the potential to impact on the significance of a heritage asset that has the potential of result in substantial harm or loss of heritage assets	The site contains a Listed Building and is within Broadlands Historic Park & Garden and 25m of Romsey Conservation Area
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	Limited archaeological potential, further detailed assessment not required for allocation but at planning application stage.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is within the zones of influence for different designations and issues for New Forest and Solent SPA recreation. No designated habitats within or adjacent or the site where there would be a direct impact.

SA Objective	Criteria	Performance	Commentary
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/- Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	Hedgerows around the boundaries of the site. No ecological network identified within the site, but adjacent to priority habitat.
	C) Would development conserve and enhance quality local green infrastructure provision?	? Insufficient information available	While there is development already on site there are also some established trees which could be lost if the site is redeveloped
	D) Would development affect protected and unprotected trees?	- The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site	There are TPO trees and unprotected trees both within the site and lining the boundary of the site. It is considered development could result in tree loss. A tree survey would assist in assessing the value of trees on the boundary.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+ Site performed positively in relation to the majority of criteria relating to objectives 3, 4, 5, 6, 10	The site has very good access to local facilities and services. The site is on a brownfield site; and is slightly constrained
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++ There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or	There is direct access to informal open space, allotments and children's playground at Romsey Sports Centre and locations in the town centre within 800m proximity to the site

SA Objective	Criteria	Performance	Commentary
		children and teenagers) within 800m	
	B) Is the site accessible to sports facilities?	++ Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	There is direct access to sports facilities at Romsey Sports Centre
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	No adverse impacts identified
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	- Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or • industrial and commercial noise 	The site is likely to be exposed to night time road traffic noise >50 dB(A) to the northern site boundary.
Commentary / Summary:			
This site is sustainably located with good accessibility to essential services and amenities and is well related to the settlement of Romsey. TPO trees and mature trees within the site boundary are a significant constraint on redevelopment potential as is impact on the Broadlands			

SA Objective	Criteria	Performance	Commentary
Estate RPG in this location. The impact of road noise from the bypass road also removes much of developable area of the site. Overall constraints make this site inappropriate to allocate for housing.			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Land at Castle Lane, Valley Park
Site reference / SHELAA No: / Submission Date	SHELAA 285
Site area:	6.23ha
Promoted Housing Capacity	220
Officer Assessed Housing Capacity	220
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided	The site is promoted for approximately 220 dwellings, with an accompanying vision statement indicating that the site could deliver a range of sizes, types and tenures of homes, including affordable housing. There are no specific submissions in relation to addressing other particular housing needs.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the	A) Is the site likely to increase future economic and employment opportunities?	0	No employment uses proposed	The proposal would not result in the loss of any existing strategic employment sites. The site does not include any proposals for commercial floorspace.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance of a strategic employment site.	The School Lane Industrial Estate and Hampshire Corporate Park are in close proximity to the site (both accessible by footpaths when Templars Way / Castle Lane have been crossed).

SA Objective	Criteria	Performance	Commentary	
availability of a skilled workforce	C) Is there connection to high quality broadband?	+	Standard connectivity (10-24 mbps) is available in close proximity to the site	Based on the post code SO53 4LD, it is indicated that the average download speed is 19.4Mbps, with an upload speed of 4Mbps.
	D) Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to the town centre, with an overall journey time, door to door of less than 1 hour.	The site is approximately 6.9km from Romsey town centre. There is a frequent bus service located within 400m of the site in the form of a one an hour bus service (most of the day) that connects to Romsey (Bluestar 5), from Templars Way, to the north of site. It is understood that the journey time is approximately 20 minutes between stops.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	Mulberry Corner Day Care Nursery is located approximately 700m from the site. There are footways to this location once Templars Way / Castle Lane has been crossed. There are additional facilities associated with the Valley Park local centre.
	B) Is the site accessible to a Primary School?	++	The site is within 800m distance with direct access to footpaths and/or cycleways	St Francis C of E Primary School is located approximately 800m from the site. There are footways to this location once Templars Way / Castle Lane has been crossed.
	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a secondary school location, and with an overall journey time of 30 minutes maximum.	Toynbee School is located approximately 3km from the site. There are footways to this location once Templars Way / Castle Lane has been crossed. Based on available information, while a bus could be used for part of this journey, it would not significantly shorten travel times. There is also a bus service from Templars Way to Thornden School with a bus journey time of 20 minutes.
	D) Is the site accessible to a Convenience Store including at a Local/ District/ Town Centre?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is approximately 750m from the Tesco Express store in Valley Park local centre at Pilgrims Close. There are footways to this location once Templars Way / Castle Lane has been crossed.

SA Objective	Criteria	Performance	Commentary
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital)?	++ The site is within 800m distance with direct access** to footpaths and/or cycleways.	St Francis Surgery is located approximately 750m from the site. There are footways to this location once Templars Way / Castle Lane has been crossed.
	F) Is the site accessible to a community facility ¹⁰² ?	++ The site is within 800m distance with direct access** to footpaths and/or cycleways.	Valley Park Community Centre is located approximately 750m from the site. There are footways to this location once Templars Way / Castle Lane has been crossed.
	G) Can the site readily connect to cycleways and footpath networks?	++ Direct access** to cycleways and/or footpath networks	National Cycling Network (NCN) route 24 runs to the north of the site, including along Castle Lane. This route links to Romsey and also connects into NCN route 23 which links to Eastleigh, Southampton and Winchester. There is also access to the public rights of way network. The submission proposes a pedestrian link with Templars Way (in addition to a vehicle access to Castle Lane).
	H) Is the site accessible to a bus or rail service?	++ Within 400m of a frequent bus route or railway station connecting to major destinations (including local towns or cities, which have onward connections to wider destinations).	The Bluestar 5 route runs along Templars Way and Castle Lane to the north of the site. This service runs from Romsey to Boyatt Wood. There are also bus services to Thornden School and Barton Peveril College that runs along Templars Way. A Community Transport route also operates to Eastleigh.
	I) Is the site able to connect to the highway?	+ No access constraints	The site fronts onto Castle Way. The submission indicates that the site would be served via the existing access on Castle Lane via a priority bellmouth arrangement, with geometries of 6m wide and radii of 10m.

¹⁰² Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary	
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land.	The site is wholly greenfield land.
	B) Will development result in the loss of best or most versatile agricultural land?	+/-	The site includes some best or most versatile agricultural land but not the majority# of the site (i.e. less than half of the site).	The site includes some best or most versatile agricultural land but not the majority# of the site (i.e. less than half of the site).
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	The site is not within a consultation area for mineral & waste sites or mineral resources.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	The site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones. The site is not within a principal aquifer.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	There are no areas identified within the site as flood risk zones 2 or 3 in relation to flooding from rivers. When making allowances for climate change, there is a small area that could be at risk (based on a 600mm increase scenario). In terms of susceptibility to groundwater flooding, the whole site is indicated to have limited potential.

SA Objective	Criteria	Performance		Commentary
				<p>Part of the site (minority) is indicated to be at risk of surface water flooding, including areas of high, moderate and low risk. This is associated with an existing drain within the site.</p> <p>None of the site is classed as being at risk of flooding associated with reservoirs.</p> <p>It would be anticipated that the site could be brought forward in a way that is capable of avoiding the areas identified as being at risk of flooding.</p>
<p>Objective 7: Maintain and, where possible, enhance air quality</p>	<p>A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?</p>	<p>?</p>	<p>No change in air quality</p>	<p>Additional traffic generation associated with the site has the potential to contribute towards air pollution. While there are no Air Quality Management Areas (AQMA) within the immediate vicinity of the site, there are AQMAs at Leigh Road and associated with the M3 in locations that could be used by vehicles associated with the site (e.g. to access the motorway network and Eastleigh).</p> <p>The submission indicates that the site is not considered likely to lead to an unacceptable impact in terms of producing pollutants, hazardous, toxic or noxious substances to air.</p> <p>At peak times, traffic can build up along Templars Way associated with movements in / out of Hampshire Corporate Park and the roundabout by the ASDA store in Chandler's Ford. Also at the cross roads in North Baddesley.</p>
<p>Objective 8: Conserve and, where possible, enhance the</p>	<p>A) Would development affect landscape character and</p>	<p>+/-</p>	<p>Mixed impact across site some positive/negative impacts likely or mixed sensitivity.</p>	<p>Development of the site would not directly impact any protected landscapes. The site is within Landscape Character Area 2B: North Baddesley to Chilworth Woodland Mosaic.</p>

SA Objective	Criteria	Performance		Commentary
<p>Borough's landscape, townscapes and settlement character</p>	<p>protected landscapes?</p>			<p>This is a landscape of high overall sensitivity. This is by virtue of the elevated character of the open landscapes which define the western, north-western, southern-western and central parts of the site, together with the experience of relative remoteness and sense of place provided by landscape pattern (including the presence of the Roman Road). There is, however, variation within this overall landscape sensitivity judgement. The northern, northern-eastern, eastern, and south-eastern edges of the site, on lower lying ground with less intricate landform, and with more influence from road infrastructure and human activity, albeit with the presence of the historic interest provided by the Roman Road, have a lower, Moderate-High sensitivity. This is by virtue of their lower elevation and reduced prominence and the greater influence of modern infrastructure in the landscape.</p> <p>Vision document talks about it as a standalone site or part of a larger strategic allocation. It notes that while the site is open it has a high degree of enclosure and the undulating landscape limits the level of perceptual change – there would be a limited visual envelope.</p> <p>A Preliminary Landscape and Visual Guidance document has been submitted for the site. This notes the character of the site accords with the description of the LCT. It indicates the site to be of medium sensitivity overall in terms of landscape receptors and with the site visually enclosed by established hedgerows and trees on three sides. It indicates a recommendation to provide a new landscaped edge along the southern boundary.</p>

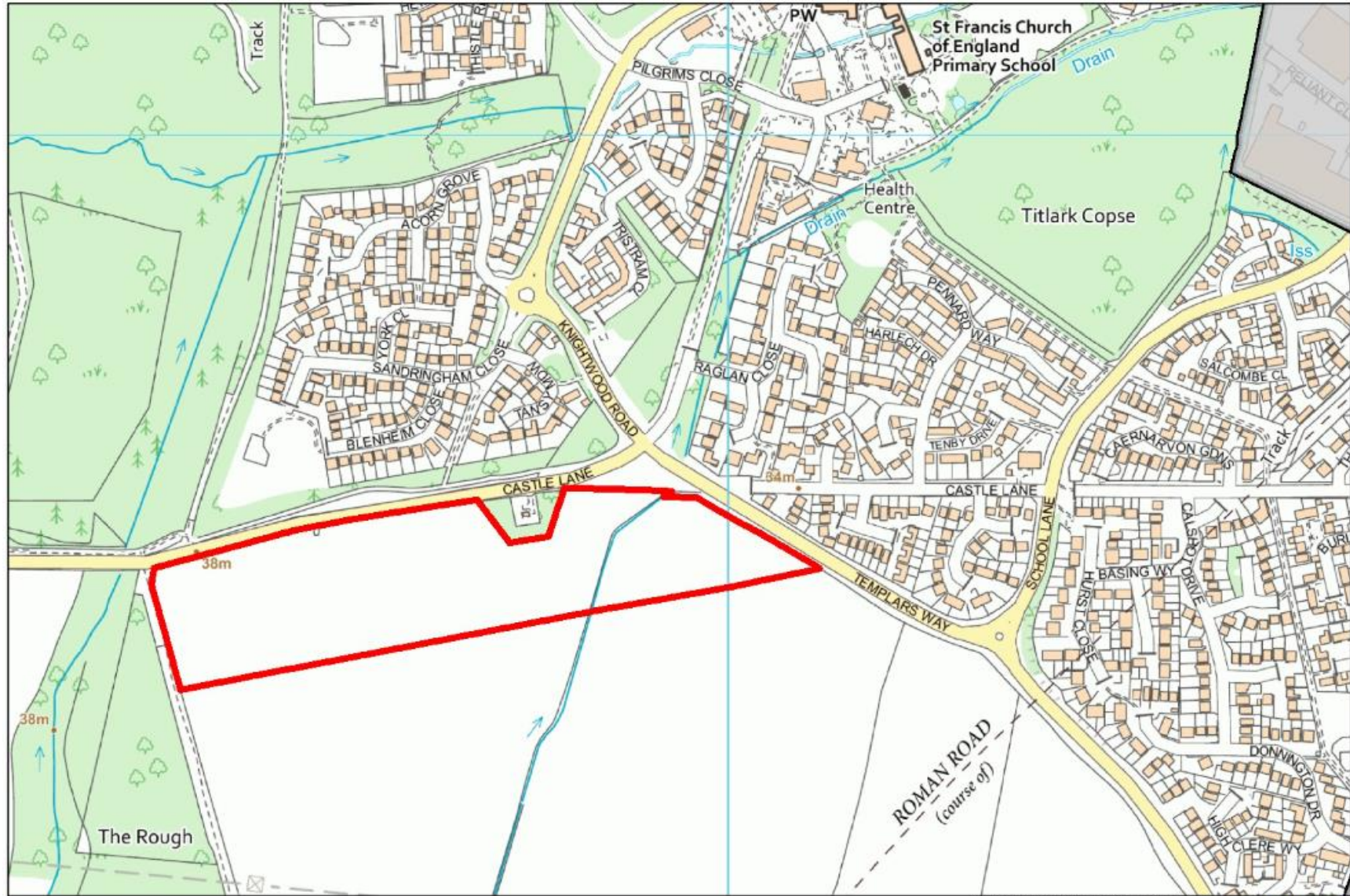
SA Objective	Criteria	Performance	Commentary
	B) Does the site relate well to the existing settlement and to the immediate context / surrounding area?	+/- Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	The site is adjacent to the edge of Valley Park (located to the north, opposite side of Castle Lane and Templars Way). Development in this location, on the southern site of Castle Lane, has the potential to feel slightly disconnected from the existing settlement which faces away from it.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	- The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence.	The site is in a location that would reduce the physical separation between Valley Park and Chilworth. The submission indicates that views towards Chilworth are restricted, including accounting for the topography. Additionally, it notes that the site does not extend significantly beyond the western edge of Valley Park in the context of the distinction between Valley Park and North Baddesley. The Preliminary Landscape and Visual Guidance document indicates that given the existing level of enclosure of the site, along with the scope to provide woodland planting along the southern boundary, it would be possible to develop the site without increasing the intervisibility of settlement edges. Therefore, this work indicates that the distinction between settlements would not be compromised.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	0 The development of this site would have no effect on the historic environment.	There are no listed buildings, conservation areas or registered parks & gardens within or immediately adjacent to the site.

SA Objective	Criteria	Performance	Commentary
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	-	Potential for an impact on archaeological assets that could affect the development of this site There are no scheduled monuments within the site but the route of a Roman Road is noted to cross the site from the north east, in a south westerly direction. The submission indicates that the route of the Roman road could be incorporated into the scheme in a sensitive way.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites. There are no protected sites located within the site, although a SINC is located to the west (not immediately adjacent to the site boundary line). Within the submission it is indicated that 'The Rough' SINC was originally designated as agriculturally unimproved grassland and an area of heathland vegetation, however this has succeeded to woodland. The submission indicates that the proposal would include avoidance / mitigation measure to prevent impacts to the trees on the site boundaries, such as standoff distances and through management at the construction phase. The site falls within the 13.8km zone within which mitigation would need to be provided in relation to recreational impacts on the New Forest international designations. In terms of nutrient inputs, the site is within the catchment of the Solent international designations, therefore the site would need to achieve nutrient neutrality in relation to nitrates. If the site connects to the Chickenhall WWTW, it would also be necessary to attain phosphate neutrality in relation to the River Itchen SAC.

SA Objective	Criteria	Performance		Commentary
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/-	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	<p>The submission notes the site comprises of two fields of semi-improved grassland with wooded boundaries, with a small stream within the site (also flanked by woodland).</p> <p>There are areas of the Local Ecological Network, identified as core non-statutory, located immediately adjacent to the west of the site. The whole of the site is identified to be within a network opportunity area.</p> <p>There is a hedgerow located along the northern boundary of the site and also crossing the site associated within an existing drain.</p> <p>The submission document proposes the retention of the semi-natural broadleaved woodland and marshy grasslands, the protection of the woodland to the west of the site with a suitable buffer, and the attainment of 10% biodiversity net gain. Additionally, there is reference to the retention of hedgerows.</p>
	C) Would development conserve and enhance quality local green infrastructure provision?	+	Promotion of the site includes provision that would enable the conservation and enhancement of green infrastructure.	As part of the submission, it is indicated that the mature hedgerow and watercourse that connect the site with the southern boundary would be retained and incorporated into a linear park. There would also be proposals for tree lined streets and new open spaces.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	No TPOs within the site. There are unprotected trees along the site perimeter and associated with the hedgerow and watercourse that crosses the site. The submission indicates the intention to retain the woodland areas within and adjacent to the site.

SA Objective	Criteria	Performance	Commentary	
Objective 11: Support the delivery of climate change mitigation and adaptation measures	A) Will the site contribute towards reducing our impact on the climate?	+	Site performed positively in relation to the majority of criteria relating to objectives 3, 4, 5, 6, 10	The site performs well in relation to accessibility considerations, given the proximity to existing services and facilities. However, it performs less well in relation to land and soil considerations.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m	There are a number of public open spaces located to the north of the site associated with Valley Park, with the nearest likely to be at Blenheim Close (which includes an open area of grass and an equipped play area). It would be expected that additional open space provisions would need to be provided as part of bringing this site forward. The development of the site would not result in the loss of any existing provisions.
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	The nearest sports facility is Knightwood Leisure Centre, which includes a turf pitch, artificial-turf pitches, tennis courts, MUGA, indoor sports hall. This site can be accessed via footways once Templars Way / Castle Lane has been crossed.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	There is a Right of Way (bridleway) running north/south adjacent to the western boundary of the site, which connects Valley Park with Chilworth. The character of this route is likely to be altered should this site be brought forward, including in terms of access to the countryside.
	D) Would development of the site be able to minimise the risk of exposing people to	+	No part of the site is likely to include any areas identified as likely to be exposed to: <ul style="list-style-type: none"> night time road traffic noise >50 dB(A) Lnight; 	The site does not include any areas modelled to be exposed to night time road traffic or railway train noise of 50dB(A) or over. Additionally, the site is not located in close proximity to existing commercial or industrial uses. The submission notes that there may be some

SA Objective	Criteria	Performance	Commentary
	inappropriate levels of noise pollution?	<ul style="list-style-type: none"> • night time railway train noise >50 dB(A) Lnight; or • industrial and commercial noise. 	potential traffic noise associated with Castle Lane that could require mitigation or offset development frontages / building lines.
<p>Commentary / Summary: Strategic allocation considered for sites 82 and 285. Site is sustainably located in close proximity to services and facilities in Valley Park, Chilworth and Chandlers Ford and connected further afield to Southampton. Alongside site 82 provides the opportunity to deliver key community facilities and smaller scale employment development. Site is located within a local gap but development can be located to maintain the integrity of the gap. Heritage considerations including Roman Road will affect the location of development. Site affected by surface water flooding and a sequential approach is required. SINC habitat and Ancient Woodland adjoining the site where significant adverse effects must be avoided.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land at Chilworth Old Village, Chilworth
Site reference / SHELAA No: / Submission Date	SHELAA 146 (2017)
Site area:	0.9ha
Promoted Housing Capacity	10-15 dwellings
Officer Assessed Housing Capacity	10 dwellings
Employment uses (Y/N):	N


SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided The site is promoted for 10 to 15 dwellings. There are no specific submissions in relation to addressing particular housing needs. Any proposal would need to come forward in line with any relevant Local Plan policy requirements in this regard.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed The proposal would not result in the loss of any existing strategic employment sites. There are no proposals for commercial floorspace as part of the submission of this site.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance of a strategic employment site. The University of Southampton Science Park is approximately 1km from the site. There are tracks or footways that lead to this site, however part of this route is quite narrow and running alongside the A27.
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is Based on the post code SO16 7JP, it is indicated that the average download speed is 39.4Mbps, with an upload speed of 18Mbps.

SA Objective	Criteria	Performance	Commentary
			available in close proximity to the site
	D) Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.
	B) Is the site accessible to a Primary School?	-	The site is within 1600m to 5km distance
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).
	D) Is the site accessible to a Convenience Store including at a Local/	-	The site is within 1.6 to 5km distance
			The site is approximately 6.4km from Romsey town centre. There is no access to frequent bus services within 400m of the site, with the nearest services available from North Baddesley or along Castle Lane.
			Bright Horizons Pre School is located approximately 500m from the site. There are tracks or footways that lead to this site, however part of this route is quite narrow and running alongside the A27.
			North Baddesley Infants & Junior School is located approximately 1.8km from the site. At present there is no continuous footway or cycleway to this location from the site, however there may be an option to travel through Chilworth Old Village, then there is a narrow track along the side of the A27 before reaching the footway in North Baddesley.
			Mountbatten School is located approximately 4.2km from the site. At present there is no continuous footway or cycleway to this location from the site, however there may be an option to travel through Chilworth Old Village, then there is a narrow track along the side of the A27 before reaching the footway in North Baddesley with available paths the remainder of the way. There would also be scope to access bus services for part of the journey, which may reduce travel times but would require walking to Castle Lane to the north or into North Baddesley.
			The site is approximately 2km from the Co-op store on Botley Road in North Baddesley. At present there is no continuous footway or cycleway to this location from the site, however there may be an option to travel through

SA Objective	Criteria	Performance	Commentary
	District/ Town Centre?		Chilworth Old Village, then there is a narrow track along the side of the A27 before reaching the footway in North Baddesley.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital)?	-	The site is within 1.6 to 5km distance North Baddesley Health Centre is located approximately 2.1km from the site. At present there is no continuous footway or cycleway to this location from the site, however there may be an option to travel through Chilworth Old Village, then there is a narrow track along the side of the A27 before reaching the footway in North Baddesley.
	F) Is the site accessible to a community facility ¹⁰³ ?	+	The site is within 800m distance with indirect*** access to footpaths and/or cycleways Chilworth Community Centre is located approximately 110m from the site. This can be accessed through Chilworth Old Village.
	G) Can the site readily connect to cycleways and footpath networks?	-	No clear direct access** to footpaths and/or cycleways. Could include physical barriers such as a railway line. There is currently no access to cycleways. There is a narrow route that links towards Chilworth. There are no links to the public rights of way network in the immediate vicinity. It is noted that there are proposals within the Southern Test Valley Local Walking & Cycling Infrastructure Plan relating to routes between North Baddesley and Chilworth that would be relevant if implemented.
	H) Is the site accessible to a bus or rail service?	-	Within 400m of an infrequent bus route or railway station to major destinations (or within 800m of a frequent bus service). The nearest bus stop to the site in use is at The Chilworth Arms, which is approximately 600m from the site. There are limited services operating from this location, with a service connecting those in Southampton to the Science Park and a community transport service operating on selected days to Lordshill.
	I) Is the site able to connect to the highway?	+	No access constraints The site has an existing access onto the highway through Chilworth Old Village. It is assumed that this could be utilised as a highway access for the site.

¹⁰³ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary	
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site comprises greenfield land. There is an agricultural barn and area of hardstanding within the site associated with the agricultural use of the site – this would fall outside the current definition of previously developed land.
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF	Based on the national provisional agricultural land classification, this site is classified as Grade 4 land. Site-specific information records the site as being Grade 3b.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site is not within a consultation area for mineral & waste sites. Whole site is within a consultation area associated with sand resources. This would need to be further considered should the site progress.
	D) Does it include a former landfill site?	0		The site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones. The site is not within a principal aquifer.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The site is not within any flood risk zones associated with flooding from rivers or the sea, or in relation to surface water flooding, or flooding from reservoirs. A small extent within the site has been modelled to have limited potential for groundwater flooding to occur. Groundwater flooding

SA Objective	Criteria	Performance	Performance	Commentary
				
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	?	There is potential for change in air quality and requires further consideration	Additional traffic generation associated with the site has the potential to contribute towards air pollution. There are no Air Quality Management Areas (AQMA) within the immediate vicinity of the site.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	Development of the site would not directly impact any protected landscapes. The site is within Landscape Character Area 2B: North Baddesley to Chilworth Woodland Mosaic.
	B) Does the site relate well to the existing settlement and to the immediate context / surrounding area?	-	Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	The site is on the edge of Chilworth Old Village, which includes large plots with larger scale dwellings. The density of development proposed to attain the indicated scale of development would be greater than that within the vicinity.
	C) Does the site have the potential to impact the distinction between settlements,	-	The site would result in a reduction in the distinction / separation of settlements through	The site is within the current RLP gap for Chilworth to North Baddesley but on the perimeter fringe of it. The site is in a location that would reduce the physical separation between Chilworth and North Baddesley along

SA Objective	Criteria		Performance	Commentary
	or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?		a degree of visual and / or physical coalescence	the A27 but would not extend further west that existing development within Chilworth Old Village.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	-	The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm	The site is immediately adjacent to the Chilworth Old Village Conservation Area. There are listed buildings in close proximity to the site, including St Deny's Church, which is Grade II. It is likely that the proposal would have implications on the setting of these heritage assets.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	There are no scheduled monuments within or immediately adjacent to the site.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is not within or immediately adjacent to any of the relevant designations. The site falls within the 13.8km zone within which mitigation would need to be provided in relation to recreational impacts on the New Forest international designations. The site is also within the equivalent zone for the Solent SPAs; therefore mitigation would also be required for this matter.

SA Objective	Criteria	Performance	Commentary
			In terms of nutrient inputs, the site is within the catchment of the Solent international designations, therefore the site would need to achieve nutrient neutrality in relation to nitrates.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/-	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.
	C) Would development conserve and enhance quality local green infrastructure provision?	0	Likely to have a neutral impact on site, i.e. no gain or loss of GI, trees or woodland.
	D) Would development affect protected and unprotected trees?	+/-	No TPOs within the site. There are some unprotected trees on the site perimeter. It would be anticipated that these trees could be retained should the site be brought forward.
Objective 11: Support the delivery of climate change mitigation	A) Will the site contribute towards reducing our impact on the climate?	-	For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively

SA Objective and adaptation measures	Criteria	Performance	Commentary
			in the majority of cases
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m
	B) Is the site accessible to sport facilities?	+	Distance to nearest indoor sports facility or pitches and pavilion/changing facility - 801 – 1600m
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+	The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or
			There is a small open space at Fowlers Walk, about 100m from the site, which provides a tennis court and small children's play space. There is also access to Chilworth Green, which provides access to a larger children's play space and green space. The development of the site would not result in the loss of any existing provisions.
			The nearest sports facility is at Chilworth Manor, which provides a fitness centre and swimming provision. There are tracks or footways that lead to this site, however part of this route is quite narrow and running alongside the A27.
			There are no public rights of way within the site, with the nearest being at Woodside in Chilworth. The proposal is unlikely to have a significant effect on access and rights of way to the countryside.
			None of the site is located within an area identified for rail noise at night. Approximately a third of the site falls within an area modelled to have a road noise Lnight level of 55-59.9dB(A), with the remainder at 50-54.9 dB(A). The site is not located in close proximity to existing commercial or industrial uses.

SA Objective	Criteria	Performance	Commentary
		<div style="background-color: yellow; width: 100%; height: 100%;"></div> industrial and commercial noise	
<p>Commentary / Summary:</p> <p>The site is located on the edge of Chilworth Old Village, within the designated Chilworth and North Baddesley Local Gap and adjacent to the Conservation Area. The proposed extension to Chilworth Old Village does not relate well to the settlement edge and may have adversely affect the character of the settlement and on landscape character. This location is also not well connected by public transport to North Baddesley, Valley Park and Chilworth and is not a sustainable location in terms of local key facilities.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land at corner of Highwood Lane & Botley Road, Romsey
Site reference / SHELAA No: / Submission Date	SHELAA 282
Site area:	9Ha
Promoted Housing Capacity	170
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N):	N

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No information provided.	Site is promoted for a mixed use development with c170 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	o No employment uses proposed	No employment uses proposed
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++ The site is within 1600m distance of a strategic employment site.	The nearest strategic employment site is Abbey Park Industrial Estate which is within 1.6km of the site although not connected to this site by a regular bus service
	C) Is there connection to high quality broadband?	++ High quality connectivity (of at least 24 mbps) is available in close proximity to the site	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.

SA Objective	Criteria	Performance	Commentary
	D) Is the site accessible to Andover or Romsey Town Centres?	++ The site is within 400m of a frequent bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is 3km from Romsey Town Centre and connected by a frequent bus service within 400m of the site.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/- The site is within 800m to 1.6km distance	The site is within 950m from an early years education provider at Chatterbox Community Pre-School the route is accessible by footpath.
	B) Is the site accessible to a Primary School?	+/- The site is within 800m to 1600m distance	The site is within 950m of Halterworth Primary School the route is accessible by footpath.
	C) Is the site accessible to a Secondary School?	++ The site is within 1600m distance with direct access to footpaths and/or cycleways.	The site is within 900m from a secondary school (The Mountbatten School), the route is accessible by footpath.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/- The site is within 800m to 1.6km distance	The site is within 950m from Spa, Botley Road; the route is wholly accessible by footpath.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹⁰⁴ ? [this does not include dentist provision]	- The site is within 1.6 to 5km distance	The site is over 1.6km from the nearest GP surgery (Abbeywell Nightingale Surgery).

¹⁰⁴ This does not include dentist provision

SA Objective	Criteria	Performance	Commentary	
	F) Is the site accessible to a community facility ¹⁰⁵ ?	+/-	The site is within 800m to 1.6km distance	The site is within 1.2km from Monfort Hall, the route is accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access to cycleways and/or footpath networks	Direct access to the cycleway and footpath network is achievable, there are several routes available from this location
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations (including local towns or cities, which have onward connections to wider destinations)	The site is 400m from Montfort Road bus stop which has a frequent service between Romsey and Southampton and Romsey and Eastleigh (Bluestar 4 and 5).
	I) Is the site able to connect to the highway?	-	Potential access constraints	There is an existing site entrance with direct access onto Highwood Lane, transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	-	The majority of the site is best and most versatile agricultural land as defined by NPPF	The site does comprise 'best or most versatile' agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site does fall within a minerals and waste consultation area or minerals resource area.

¹⁰⁵ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
	D) Does it include a former landfill site?	O	Site does not include land that comprises a former landfill site	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	The site is within flood zone 1. Half of the site is at risk of flooding from ground water.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	?	There is potential for change in air quality and requires further consideration	The proposed development of c170 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. The effect on air quality in terms of AQMA in adjoining authority areas would need to be explored further in terms of potential cumulative effects
Objective 8: Conserve and, where possible, enhance the	A) Would development affect landscape character	+/-	Mixed impact across site some positive/negative	• Landcover is defined by mixed farmland made up of medium size arable and pasture fields. An area of turf production (fine turf) is also visible from the PRow.

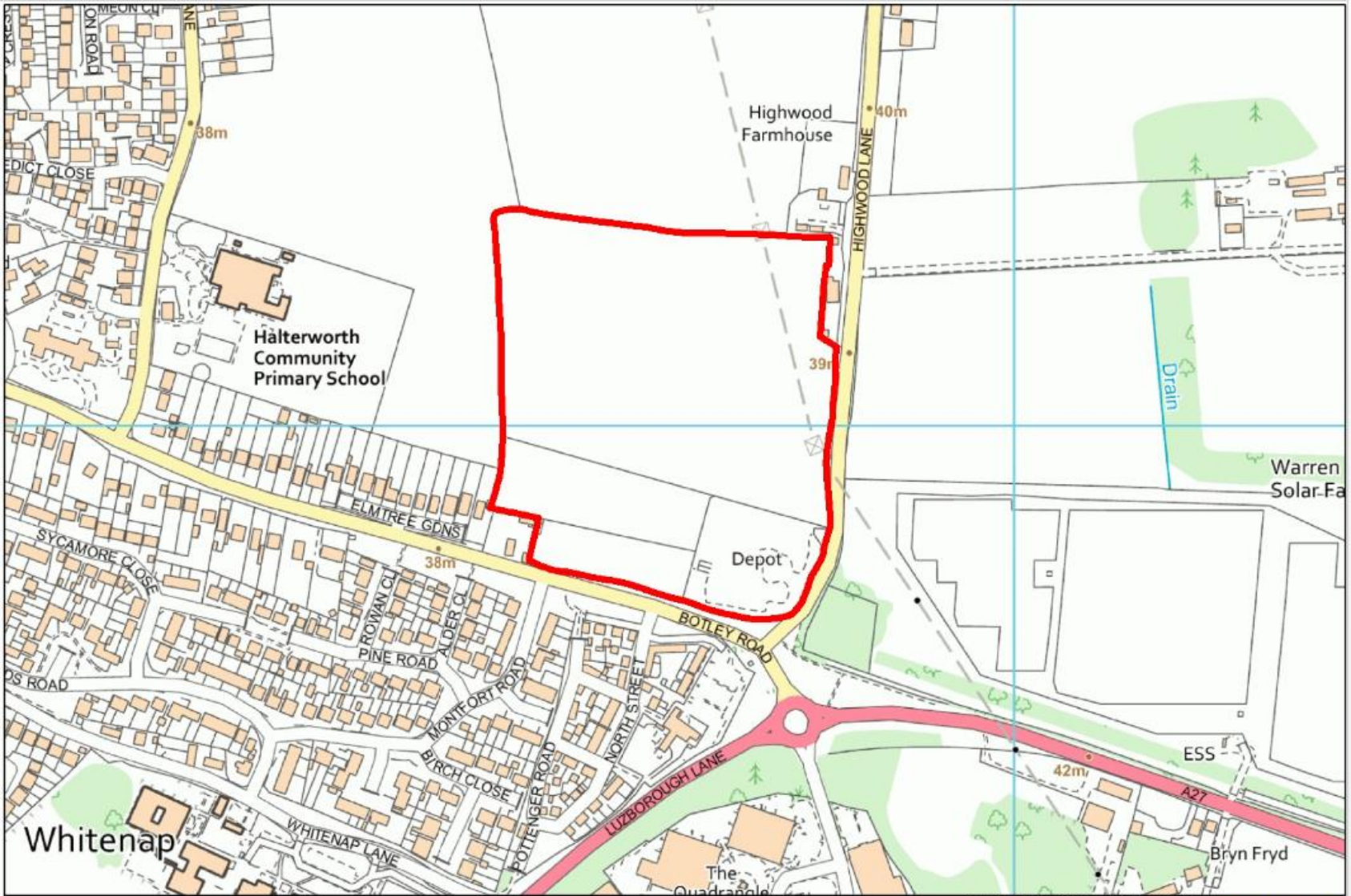
SA Objective	Criteria	Performance		Commentary
Borough's landscape, townscapes and settlement character	and protected landscapes?		impacts likely or mixed sensitivity	<ul style="list-style-type: none"> • A PRoW footpath dissects the site centrally east-west, providing recreational value. Fences, gates and barns along or visible from the PRoW are generally in poor, dilapidated condition. • A field network defined by gappy hedgerows and old hedgerow trees, and the flat topography, results in open views across large sections of the site as one travels along the footpath. • Residential development within Romsey abuts the site to the west, creating a strong connection with the settlement edge, with built form perceptible beyond tree-lined boundaries. • Pylons cross the open field, creating notable urbanising and visually intrusive features. • Mostly treed horizons, with occasional rooflines / houses at the site edge, and pylons, reducing the sense of naturalness and lowering sensitivity
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	The southern boundary of the site is immediately adjacent to the settlement boundary of Romsey and is otherwise located within and surrounded by countryside (COM2).
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is	-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual	The site is located within a Local Gap this could impact on the distinction / separation between settlements of North Baddesley and Romsey.

SA Objective	Criteria	Performance		Commentary
	relevant to settlement identity?		and / or physical coalescence	
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	-	The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm	The site is within 25m of a listed building (Luzborough Cottage).
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	Limited archaeological potential, further detailed assessment not required for allocation but at planning application stage.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is within the zones of influence for different designations and issues for New Forest SPA recreation.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and	+/-	Development would be likely to conserve habitats and species;	Hedgerows around the boundaries of the site No ecological network identified within the site

SA Objective	Criteria	Performance	Commentary
	enhance the local ecological network?		however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.
	C) Would development conserve and extend quality local green infrastructure provision?	?	Insufficient information available
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or
			There is direct access to informal open space and children's playground at Romsey Recreation Ground within 800m proximity to the site

SA Objective	Criteria	Performance	Commentary
		children and teenagers) within 800m	
	B) Is the site accessible to sports facilities?	+ Distance to nearest indoor sports facility or pitches and pavilion/changing facility - 801 – 1600m	There is direct access to sports fields at Romsey Recreation Ground, however there is no access to a pavilion on site, also close by are facilities at The Mountbatten School which are open to the public.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	No adverse impacts identified.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	+ No part of the site is likely to include any areas identified as likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or • industrial and commercial noise 	No significant adverse impacts identified.

SA Objective	Criteria	Performance	Commentary
<p>Commentary / Summary: This site is located with mixed accessibility to essential services and amenities in Romsey. The site forms part of wider land promotion with adjoining SHLEAA sites 'Land South of Highwood lane' (370, 139, 356 and 282). Site located in a Local Gap with concerns regarding impact on transport network.</p>			



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Test Valley
Borough Council

Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land at Four Horseshoes Public House
Site reference / SHELAA No: / Submission Date	SHELAA 250
Site area	1Ha
Promoted Housing Capacity	30
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N)	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	Site is promoted for a mixed-use development with c30 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	O	No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance of a strategic employment site.	The site is within walking distance of two strategic employment sites, Adanac Park and Nursling Industrial Estate.
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.

SA Objective	Criteria	Performance	Commentary
	D) Is the site accessible to Andover or Romsey Town Centres?	- There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is 6.6km from Romsey Town Centre and is not within 800m of a frequent bus service.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/- The site is within 800m to 1.6km distance	The site is within 1.3km from an early years education provider at Explorers Day Nursery the route is accessible by footpath.
	B) Is the site accessible to a Primary School?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 800m of Nursling C of E Primary School the route is accessible by footpath.
	C) Is the site accessible to a Secondary School?	++ The site is within 1600m distance with direct access to footpaths and/or cycleways.	The site is within 1.6km from a secondary school (Oasis Academy), the route is accessible by footpath.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 800m from Co-op Food, Nursling; the route is wholly accessible by footpath.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹⁰⁶ ? [this does not include dentist provision]	- The site is within 1.6 to 5km distance	The site is over 1.6km from the nearest GP surgery (Lordshill Health Centre).

¹⁰⁶ This does not include dentist provision

SA Objective	Criteria	Performance	Commentary
	F) Is the site accessible to a community facility ¹⁰⁷ ?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 800m from Nursling and Rownhams Village Hall, the route is accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	++ Direct access to cycleways and/or footpath networks	Direct access to the cycleway and footpath network is achievable, there are several routes available from this location
	H) Is the site accessible to a bus or rail service?	- No bus route or railway station in vicinity (800m) or there may be major barriers to accessing these services.	The site is 1km from The Balmoral bus stop which has a frequent service between Romsey and Southampton (Bluestar 4) this stop is closer to Southampton than to Romsey.
	I) Is the site able to connect to the highway?	+ No access constraints	There is an existing site entrance with direct access onto Nursling Street, transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	- The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	+ The site does not comprise best or most versatile agricultural land as defined by the NPPF	The site does not comprise best or most versatile agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	+/- Site includes land within a mineral consultation area.	The site does fall within a minerals and waste consultation area or minerals resource area.
	D) Does it include a former landfill site?	O Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.

¹⁰⁷ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary	
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is unlikely to be susceptible to groundwater flooding at ground level.	The site is within flood zone 1, however a small part of the site is at risk of flooding from both ground and surface water
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	-	Potential for detrimental impact on air quality generated by the development and or impact on air quality affecting the development from surrounding uses.	The proposed development of c30 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. The effect on air quality in terms of AQMA in adjoining authority areas would need to be explored further in terms of potential cumulative effects including those in Southampton at Redbridge and Nursling
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+	Potential for some positive effect on the landscape with potential to improve it.	<ul style="list-style-type: none"> • The site is formed of the car park for The Four Horseshoes pub, the outside seating area for the pub, and a paddock field. • The site falls gently from the north-easternmost point down towards the car park to the south. • Grassed areas are sub-divided with post and rail fencing, with the car park laid out as a formal Tarmacadam car park.

SA Objective	Criteria	Performance	Commentary
			<ul style="list-style-type: none"> • The site lies directly southeast of junction 3 of the M27, with associated road noise and views of queuing traffic from more elevated ground, significantly reducing perceptual qualities. A dense tree and shrub belt is located in-board of noise attenuation fencing, forming the north-western boundary. • A tree belt along the eastern boundary, pylons and overhead lines are visible in views to the north / east, whilst the southern edge is characterised by the built form of Nursling Street, the pub and the adjacent row of cottages. • A barn of traditional appearance is located on the southern boundary. • Overall the transport infrastructure and associated urbanising features combine to reduce sensitivity significantly
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+ Has the potential to relate positively to the existing settlement and settlement edges and/or surroundings/context.	The site is immediately adjacent to the settlement boundary of Nursling.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	O The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	The site is not located within a Local Gap and is unlikely to result in the physical or visual coalescence of Nursling with any other settlement

SA Objective	Criteria	Performance		Commentary
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	O	The development of this site would have no effect on the historic environment.	There are not heritage assets within the proximity of the site which would be impacted by development on site
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	The development of this site would have no effect on archaeological assets.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is within the zones of influence for different designations and issues for New Forest and Solent SPA recreation.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/-	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	Site includes a large area of network opportunities for creation of habitat. There are mature hedgerows within the site

SA Objective	Criteria	Performance		Commentary
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	The site does contain a local ecological network opportunity area so consideration will need to be given to how these aims and objectives are achieved with the development.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are unprotected trees lining the boundary of the site. It is considered the development could come forward with minimal tree loss. A tree survey would assist in assessing the value of trees on the boundary.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	The site has good access to local facilities and services, with others including GP surgery and secondary school further away; the site is also far from public transport. The site is on a greenfield site; otherwise the site is relatively unconstrained, but very susceptible to noise.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m	There is direct access to informal open space and children's playground at Nursling Recreation Ground within 800m proximity to the site.
	B) Is the site accessible to sports facilities?	++	Distance to indoor sports facility and / or sports pitches with	There is direct access to sports fields at Nursling Recreation Ground which has access to a pavilion on site.

SA Objective	Criteria	Performance	Commentary
		<div style="background-color: green; width: 15px; height: 15px; display: inline-block;"></div> pavilion/changing facility – up to 800m	
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	<div style="background-color: yellow; width: 15px; height: 15px; display: inline-block;"></div> +/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	No adverse impacts identified.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	<div style="background-color: orange; width: 15px; height: 15px; display: inline-block;"></div> - Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or • industrial and commercial noise 	The site is likely to be exposed to night time road traffic noise >50 dB(A) from the M27/M271.
<p>Commentary / Summary:</p> <p>Small site located adjacent to the motorway where the impact of noise makes it inappropriate for residential development. Mitigation would need to be considered.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Address:	Land at Ganger Farm (south), Romsey
Site reference / SHELAA No: / Submission Date	SHELAA 284 (2017)
Site area:	27.7 ha
Promoted Housing Capacity	420
Officer Assessed Housing Capacity	340
Employment uses (Y/N):	No

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No information provided	No specific housing need is being promoted.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the	A) Is the site likely to increase future economic and employment opportunities?	o No employment uses proposed.	No employment uses proposed and will not result in loss of employment land.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	+ A strategic employment site lies between 1600m and 5km distance. Alternatively, the site is within 400m of a bus	Belbins Business Park is just under 2km from the site. The bus stop (Ganger Lane) is between 300 and 600 metres away (the latter being the highway access the former potential pedestrian access) with a frequent service to Romsey and Winchester (Stagecoach South Route 66) which provides at least an hourly service.

SA Objective	Criteria	Performance	Commentary	
availability of a skilled workforce			stop or train station providing a frequent* service to a strategic employment site.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	There is ultrafast broadband near the site (=>100mbps).
	D) Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to the town centre, with an overall journey time, door to door of less than 1 hour.	The site is within 3km of centre of Romsey. The bus stop (Ganger Lane) is between 300 and 600 metres away (the latter being the highway access the former potential pedestrian access) with a frequent service to Romsey (Stagecoach South Route 66) which provides at least an hourly service..
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks	A) Is the site accessible to early years education provision?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	The site is 550m to Bright Horizons Pre School with pathways from the edge of the site.
	B) Is the site accessible to a Primary School?	+	The site is within 800m distance with indirect access to	The site is 1.1 km to Cupernham Infants and Junior School with pathways from the edge of the site.

SA Objective	Criteria	Performance	Commentary	
and the availability and utilisation of sustainable modes of travel			footpaths and/or cycleways	
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	The site is 2.2 km to Mountbatten School. No direct access via a bus and would take longer than 30 minutes.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is 550m to Co-op Food at Abbotswood with pathways from the edge of the site.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹⁰⁸ ? [this does not include dentist provision]	+/-	The site is within 800m to 1.6km distance	The site is around 1.6km to Abbeywell Surgery (Nightingale) (slightly over) however the bus service 66 from Ganger Lane would provide access to the GP in the centre.
	F) Is the site accessible to a community facility ¹⁰⁹ ?		The site is within 800m distance with direct access** to	The site is 650m to Woodley Village Hall with direct access via pathways.

¹⁰⁸ This does not include dentist provision

¹⁰⁹ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary	
			footpaths and/or cycleways.	
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access** to cycleways and/or footpath networks	There is a pathway that connects to the south of the site via Winchester Road and also Ganger Lane to the west of the site and with the new site adjacent to the north of the site.
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations (including local towns or cities, which have onward connections to wider destinations).	The bus stop (Ganger Lane) is between 300 and 600 metres away (the latter being the highway access the former potential pedestrian access) with a frequent service to Romsey and Winchester (Stagecoach South Route 66) which provides at least an hourly service.
	I) Is the site able to connect to the highway?	+	No access constraints	Yes, one access point from the new development to the north which could be via Ganger Lane.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	Not previously developed land. Agricultural land and woodland.
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land	Majority of the site is Grade 3b with a small area in the west as grade 4.

SA Objective	Criteria	Performance	Commentary	
			as defined by the NPPF	
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	Within MWCA Mineral Resources (A) superficial sand and gravel .
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The whole of the site is outside source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	Site is entirely within flood zone 1 however flood zone 3/2 is just south of A3090 (Winchester Road) which is outside of the site. Limited potential for groundwater flooding in middle of site however there is potential for flooding below ground and at surface on eastern edge of site and western part of site. Low surface water flooding on southern and western and eastern edge. There are small areas of high risk of surface water flooding around the site with one or two small areas of medium risk within the site.

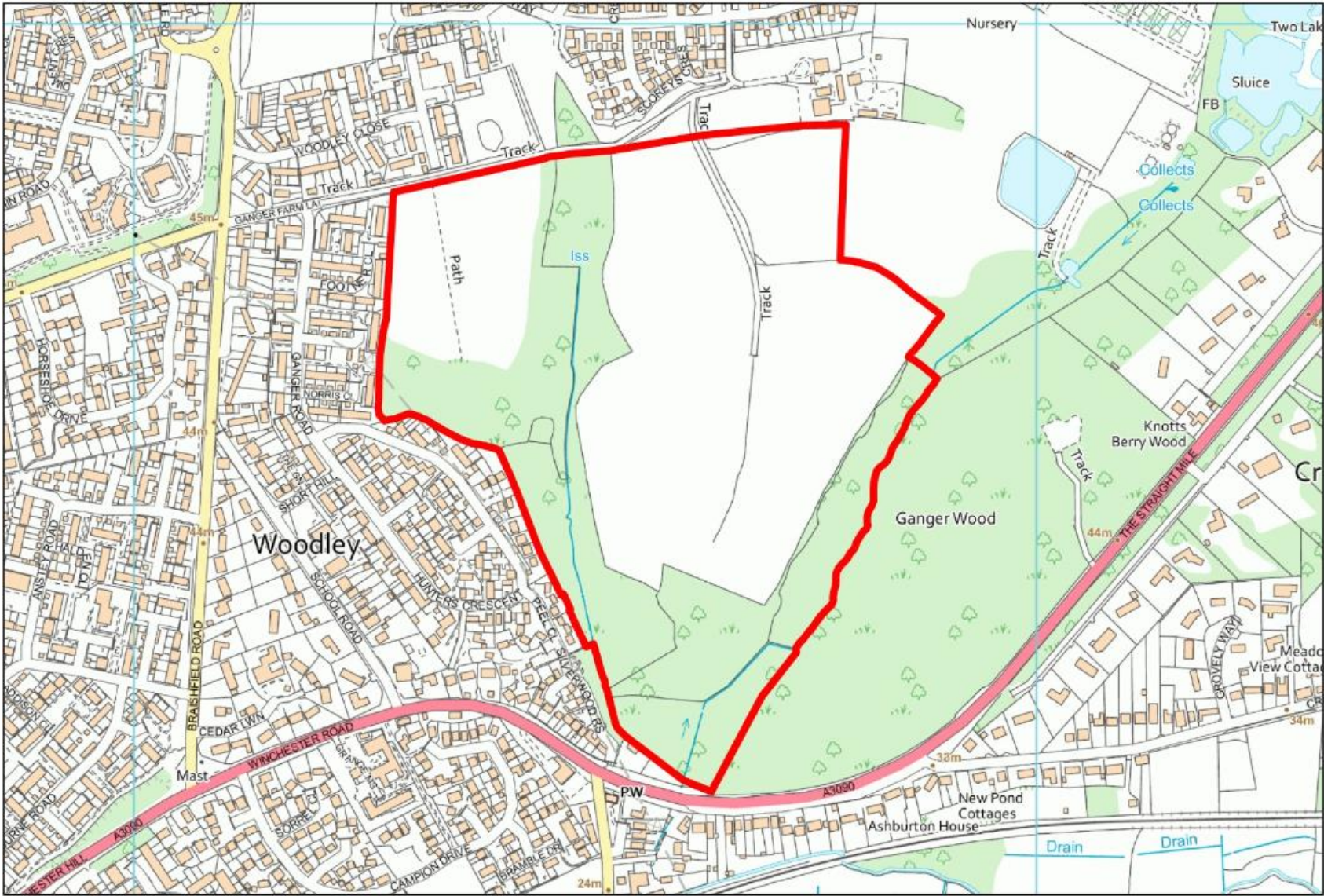
SA Objective	Criteria	Performance		Commentary
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	The site is located on the A3090 which runs through to Winchester although not proposed highways access onto this road. No air pollution generation uses nearby.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	The landscape is visually extremely contained and enclosed, and therefore is less susceptible to change in visual terms. Views are inward looking and kept short by the surrounding woodland, resulting in very low levels of intervisibility with the surrounding landscape. The parcel has a Moderate-High sensitivity to change arising from the scenario. Overall landscape susceptibility to change is judged to be Moderate-High. This is in view of the sense of time depth, pattern and relative naturalness created by the assessed landscape character, and the mostly weak relationship of the parcel to the settlement edge.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+	Has the potential to relate positively to the existing settlement and settlement edges and / or surroundings / context.	Site is fairly contained within the northern eastern edge of Romsey. Woodland to the south does provide a natural edge to the site with the A3090 to the South.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence.

SA Objective	Criteria	Performance		Commentary
			visual coalescence.	
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○	The development of this site would have no effect on the historic environment.	No designated heritage assets in the site. A couple of listed buildings are near to the site (Hunters Inn Public House and Milestone 25)
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	Limited archaeological potential, further detailed assessment not required for allocation but at planning application stage.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects	New Forest Recreational Impact Zone and Solent SPA nutrients. Mottisfont Bats SAC Foraging Zone


SA Objective	Criteria	Performance	Commentary
			on protected sites.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/-	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.
	C) Would development conserve and extend quality local green infrastructure provision?	+	Promotion of the site includes provision that would enable the conservation and enhancement of green infrastructure.
	D) Would development affect protected and unprotected trees?	-	The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on
			The south part of the site includes SINC (site 375) and ancient woodland to the eastern side. Site includes a large area of network opportunities for creation of habitat (outside of the existing woodland area). There are hedgerows within the site – within the north and south areas there are
			Site includes a large area of network opportunities for creation of habitat (outside of the existing woodland area) however this would be within the developable area. Opportunity to improve/enhance existing woodland.
			There are TPOs within the site which are part of the wooded area. There is also Ancient Woodland within the site where 50m buffer areas will apply that will affect development potential.

SA Objective	Criteria	Performance		Commentary
			or adjacent to the site	
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to at least 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10.	Site performed positively in relation to at least 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m	Woodley Close play area is adjacent to north of the site with a play area at Ganger Farm facility also. Kings Chase Allotments are also along Ganger Farm Way all within 800 metres.
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	Ganger Farm Pitches are few hundred metres away with a changing facility.
	C) Would development support the retention and / or enhancement of access	+	The development of the site has the	No PRoW on the site or surrounding the sites so limited opportunity to improve or enhance. Site does include some of Ganger Wood so could improve access to the woodlands.

SA Objective	Criteria		Performance	Commentary
	and rights of way to the countryside?		potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.	
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise	The areas surrounding Winchester Road (very small area within south of the site) go to 50 to 54.9 pba. No railway noise. Surrounded by residential uses therefore limited impact from noise generating uses.
<p>Commentary / Summary: Sustainably located site with good connectivity to services and amenities in Romsey. Site relates well to recent development and the existing Local Plan allocation at Ganger Farm. SINC habitat and Ancient Woodland are located on the edge of the site where appropriate buffer areas need to be provided. Site access can be achieved from Ganger Farm Lane.</p>				



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Land at Lodge Farm, Romsey
Site reference / SHELAA No: / Submission Date	SHELAA 139
Site area:	12.7Ha
Promoted Housing Capacity	355
Officer Assessed Housing Capacity	355
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided	Site is promoted for a mixed-use development with c355 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	0	No employment uses proposed	No employment uses proposed
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance of a strategic employment site.	The nearest strategic employment site is Abbey Park Industrial Estate which is within 1.6km of the site although not connected to this site by a regular bus service
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.

SA Objective	Criteria	Performance	Commentary
		available in close proximity to the site	
	D) Is the site accessible to Andover or Romsey Town Centres?	++ The site is within 400m of a frequent bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is 2.4km from Romsey Town Centre and connected by a frequent bus service within 400m of the site.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 350m from an early years education provider at Chatterbox Community Pre-School the route is accessible by footpath.
	B) Is the site accessible to a Primary School?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 350m of Halterworth Primary School the route is accessible by footpath.
	C) Is the site accessible to a Secondary School?	++ The site is within 1600m distance with direct access to footpaths and/or cycleways.	The site is within 1.6km from a secondary school (The Mountbatten School), the route is accessible by footpath.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 350m from Welcome Romsey, Saxon Way; the route is wholly accessible by footpath.
	E) Is the site accessible to a Primary healthcare	- The site is within 1.6 to 5km distance	The site is over 1.6km from the nearest GP surgery (Abbeywell, Nightingale Surgery).

SA Objective	Criteria	Performance	Commentary
	facility (GP, Health Centre or Hospital) ¹¹⁰ ? [this does not include dentist provision]		
	F) Is the site accessible to a community facility ¹¹¹ ?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access to cycleways and/or footpath networks
	H) Is the site accessible to a bus or rail service?	+	Within 400m of an infrequent bus route or railway station to major destinations (or within 800m of a frequent bus service)
	I) Is the site able to connect to the highway?	-	Potential access constraints
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land
	B) Will development result in the loss of best or most versatile agricultural land?	-	The majority of the site is best and most versatile agricultural land as defined by NPPF

¹¹⁰ This does not include dentist provision

¹¹¹ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

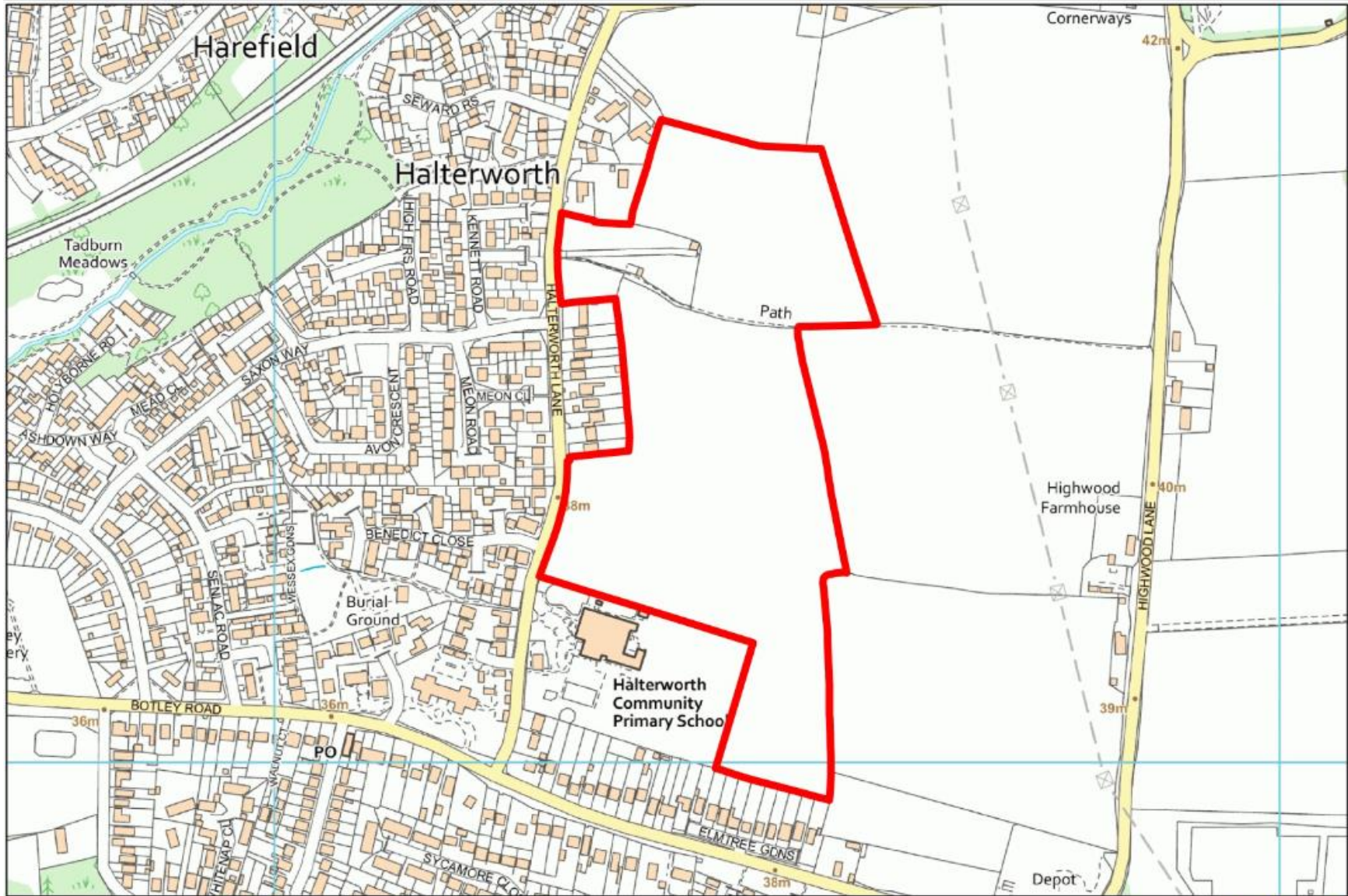
SA Objective	Criteria	Performance		Commentary
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site does fall within a minerals and waste consultation area or minerals resource area.
	D) Does it include a former landfill site?	O	Site does not include land that comprises a former landfill site	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	The site is within flood zone 1, however a majority of the site is at risk of flooding from ground water
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	?	There is potential for change in air quality and requires further consideration	The proposed development of c355 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. The effect on air quality in terms of AQMA in adjoining authority areas would need to be explored further in terms of potential cumulative effects

SA Objective	Criteria	Performance	Commentary
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/- Mixed impact across site some positive/negative impacts likely or mixed sensitivity	<ul style="list-style-type: none"> • Land cover is defined by mixed farmland made up of medium size arable and pasture fields. An area of turf production (fine turf) is also visible from the PRow. • A PRow footpath dissects the site centrally east-west, providing recreational value. Fences, gates and barns along or visible from the PRow are generally in poor, dilapidated condition. • A field network defined by gappy hedgerows and old hedgerow trees, and the flat topography, results in open views across large sections of the site as one travels along the footpath. • Residential development within Romsey abuts the site to the west, creating a strong connection with the settlement edge, with built form perceptible beyond tree-lined boundaries. • Pylons cross the open field, creating notable urbanising and visually intrusive features. • Mostly treed horizons, with occasional rooflines / houses at the site edge, and pylons, reducing the sense of naturalness and lowering sensitivity
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/- Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	The western boundary of the site is immediately adjacent to the settlement boundary of Romsey and is otherwise located within and surrounded by countryside.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual	- The site would result in a reduction in the distinction / separation of settlements through a	The site is located within a Local Gap this could impact on the distinction / separation between settlements of Romsey and North Baddesley.

SA Objective	Criteria	Performance	Commentary	
	coalescence, where this is relevant to settlement identity?		degree of visual and / or physical coalescence	
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	0	The development of this site would have no effect on the historic environment.	There are not heritage assets within the proximity of the site which would be impacted by development on site.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	Limited archaeological potential, further detailed assessment not required for allocation but at planning application stage.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is within the zones of influence for different designations and issues for New Forest SPA recreation.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/-	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to	Hedgerows around the boundaries of the site. No ecological network identified within the site.

SA Objective	Criteria	Performance	Commentary	
			enhance the local ecological network / future connectivity.	
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	Site is currently grassland, possible that development could extend green infrastructure provision
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are TPO trees and unprotected trees within the site and lining the boundary of the site. It is considered the development could come forward with minimal tree loss. A tree survey would assist in assessing the value of trees on the boundary.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	The site has good access to local facilities and services, with others including GP surgery further away. The site is on a greenfield site, otherwise the site is relatively unconstrained.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m	There is direct access to informal open space and children's playground at Tadburn Meadows within 800m proximity to the site.

SA Objective	Criteria	Performance	Commentary
	B) Is the site accessible to sports facilities?	+ Distance to nearest indoor sports facility or pitches and pavilion/changing facility - 801 – 1600m	There is direct access to sports fields at Romsey Recreation Ground, however there is no access to a pavilion on site, also close by are facilities at The Mountbatten School which are open to the public.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	No adverse impacts identified.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	+ No part of the site is likely to include any areas identified as likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or • industrial and commercial noise 	No significant adverse impacts identified.
<p>Commentary / Summary: This site is located with mixed accessibility to essential services and amenities in Romsey. The site forms part of wider land promotion with adjoining SHLEAA sites 'Land South of Highwood Lane' (370, 139, 356 and 282). Site located in a Local Gap with concerns regarding impact on transport network.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land at Rownhams Lane, Nursling and Rownhams
Site reference and SHELAA No	SHELAA 201 (2017)
Site area:	19.48 (9.17 proposed developable area)
Promoted Housing Capacity	290
Officer Assessed Housing Capacity	210
Employment uses (Y/N)	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided	The site is promoted for c300 dwellings (2, 3 and 4 bed dwellings and affordable housing). No specific reference to the needs of specific needs groups at this stage.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses are proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	+	A strategic employment site lies between 1600m and 5km distance. Alternatively, the site is within 400m of a bus stop or train station providing a frequent* service to a	The site is 3km from Adanac park.

SA Objective	Criteria		Performance	Commentary
			strategic employment site.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is within 680m of Routs Way Bus Stop where there is a frequent bus service (Bus Route 4 Bluestar between Southampton and Romsey).
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is within 1.6km from an early years education provider at Horns Drove Community Pre-School the route is accessible by footpath.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is within 1.4km of Rownhams St John's Primary School.
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	The site is within 2.1km of Oasis Academy, Romsey Road.
	D) Is the site accessible to a Convenience Store**** including at a	-	The site is within 1.6 to 5km distance	The site is 2km from the Coop, Nursling Street.

SA Objective	Criteria	Performance	Commentary	
	Local/District/Town Centre?			
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹¹² ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is 2.1km from the Lordshill Health Centre.
	F) Is the site accessible to a community facility ¹¹³ ?	+/-	The site is within 800m to 1.6km distance	The site is approximately 900m from the Nursling and Rownhams Community Centre.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	+	Within 400m of an infrequent bus route or railway station to major destinations (or within 800m of a frequent bus service).	The site is within 680m of Routs Way Bus Stop where there is a frequent bus service (Bus Route 4 Bluestar between Southampton and Romsey).
	I) Is the site able to connect to the highway?	+	No access constraints	Site access is proposed from Rownhams Lane through the Taylor Wimpey development immediately to the west of the site.
Objective 4: Encourage the efficient use of land	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.

¹¹² This does not include dentist provision

¹¹³ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
and conserve soil resources.	B) Will development result in the loss of best or most versatile agricultural land?	+/-	The site includes some best or most versatile agricultural land but not the majority [#] of the site (ie less than half of the site).	The majority of the site is grade 3b agricultural land, with part of the site along the eastern boundary within grade 3a.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The whole of the site is outside source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	There is land within flood zone 3 along the eastern boundary of the site. Flood zone 2 extends significantly into the site from the eastern site boundary and a sequential approach would need to be taken toward the location of development within the site. There is also a corridor of surface water flooding from east to west in the southern half of the site.

SA Objective	Criteria	Performance		Commentary
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	?	There is potential for change in air quality and requires further consideration	The site is in reasonable proximity to the air quality management area of Redbridge to Southampton, from junction of M271, A36 and A35, and to east. Consideration will need to be given to cumulative impact.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	No impact on designated landscapes. The site is within the Bourne Valleys landscape area type.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	The site is immediately adjacent to the permitted Taylor Wimpey scheme to the west of the site which has recently changed the local context. However, the development does not relate well to the extensive area of ancient woodland abutting the eastern and southern site boundaries.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence	Development in this location narrows the settlement gap between Rownhams and Chilworth.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○	The development of this site would have no effect on the historic environment.	No significant conservation / heritage issues. There is a Scheduled Ancient Monument to the east of the site within Lords Wood but unlikely to be affected due to distance and tree cover.

SA Objective	Criteria	Performance		Commentary
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?			
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	--	The development has the potential to result in significant harm to and/or direct losses of protected sites.	The site abuts Lords Wood to the East which is ancient woodland and SINC. There is also ancient woodland and SINC within the site itself at Clams Copse in the southern corner of the site where appropriate buffer zones would need to be achieved. The site is within the New Forest Recreation zone, Solent SPA Recreational Impact Zone, and Solent Nutrients mitigation zone.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+	Development has the potential to conserve habitats and species and would conserve the local ecological network.	A vision document has been prepared which sets out potential to achieve policy compliant BNG but requires further assessment. Parts of the site are included in LEN opportunity areas which may potentially be compromised. The vision document refers to ecological survey work that was undertaken as part of the Taylor Wimpey appeal scheme which covers the whole of this site. In this respect there is potential for habitats and species to be conserved.
	C) Would development conserve and enhance quality local green infrastructure provision?	+	Promotion of the site includes provision that would enable the conservation and enhancement of green infrastructure.	Promotion of the site includes illustrative masterplanning with the retention of existing green infrastructure and areas of new GI including tree planting across the site.

SA Objective	Criteria	Performance	Commentary	
	D) Would development affect protected and unprotected trees?	-	The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site	The site is adjacent to ancient woodland (Lords Wood) to the east and there is ancient woodland at Clams Copse within the southern corner of the site. Clams Copse is covered by an area TPO and the trees lining the northern, southern and western boundaries are TPO designated. There are also other TPOs within the site. The illustrative masterplanning shows existing trees and TPOs retained. Development is constrained by the required buffer zones to ancient woodland and mature trees.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	-	For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases	This greenfield site is located significantly outside the existing settlement boundary of Rownhams but adjacent to a recent Taylor Wimpey development that provides some connectivity to the main urban area and services / amenities. The site is significantly affected by floodrisk (zone 2) and surface water flooding along the eastern boundary which reduces development potential. The site abuts Lords Wood to the East which is ancient woodland and SINC. There is also ancient woodland and SINC within the site itself at Clams Copse in the southern corner of the site where appropriate buffer zones would need to be achieved. The site is within the New Forest Recreation zone (and required SANG), Solent SPA Recreational Impact Zone, and Solent Nutrients mitigation zone.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and	The illustrative masterplanning sets out that public open space will be delivered as part of this scheme in accordance with local plan policy requirements. There is also connectivity to the neighbouring development and open space provision.

SA Objective	Criteria		Performance	Commentary
			gardens or children and teenagers) within 800m	
	B) Is the site accessible to sport facilities?	+/-	Distance to indoor sports facility / and or sports pitches (with or without pavilion or changing facility) within 1600m.	Sports pitch(es) but with no pavilion or club facilities or storage or changing room - within 1600m.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	There is an existing PROW to the north of the site and adjacent to SANG provision associated with the consented Taylor Wimpey scheme. The proposed development would conserve rights of way but affect their character.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> night time road traffic noise >50 dB(A) L_{night}; night time railway train noise >50 dB(A) L_{night}; or industrial and commercial noise 	The whole site is within the DEFRA noise buffer zones where noise attenuation measures will be required. As part of the submitted vision document it is proposed that landscaping / tree planting as part of the SANG will contribute towards noise attenuation.
Commentary / Summary:				
Site located significantly outside the existing settlement boundary of Rownhams but adjacent to a recent Taylor Wimpey development that provides some connectivity to the main urban area and services / amenities. Significant constraints include Lords Wood Ancient Woodland located to the sites eastern boundary and also flood risk on the eastern site boundary (a sequential approach would be required to locate				

SA Objective	Criteria	Performance	Commentary
			<p>development in low flood risk areas). There is also Ancient Woodland and SINC within the site itself at Clams Copse in the southern corner of the site where appropriate buffer zones would need to be achieved. Also close to the eastern boundary of the Site, are an underground water main and sewer. This infrastructure requires an appropriate easement to ensure that buildings are not constructed over them and further reduces development potential. Overall habitats, ecology and flood risk constraints make this site inappropriate for residential development.</p>



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land at Upton Lane, Nursling and Rownhams
Site reference / SHELAA No: / Submission Date	SHELAA 385 (2022)
Site Area:	12.3 hectares
Promoted Housing Capacity	380
Officer Assessed Housing Capacity	150
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	No information provided.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses proposed
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance ¹¹⁴ of a strategic employment site.	Within 1km of strategic employment site (Adanac Park).

¹¹⁴ All distances throughout the assessment assume approximate walking distances and times as follows:

400m – 5 minutes walking; 800m – 10 minute walking; 1600m – 20 minute walking, each way. It is assumed that these distances are reasonable for cycling/walking purposes.

The assessment draws from the principles behind the '20 minute neighbourhood' and reflects advice set out in the National Design Guide, Transport for New Homes, and elsewhere regarding sustainable and walkable neighbourhoods.

SA Objective	Criteria		Performance	Commentary
diverse economy, with the availability of a skilled workforce	C) Is there connection to high quality broadband?	+	Standard connectivity (10-24 mbps) is available in close proximity to the site	Standard connectivity (10-24 mbps) is available in close proximity to the site
	D) Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is approximately 4km from Romsey Town Centre and is not connected by a frequent bus service.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is within 1.3km of an early years education provider at Horns Drove Community Pre School and the route is partly accessible by footpath.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is within 1.1km of Nursling C of E Primary School and the route is partly accessible by footpath.
	C) Is the site accessible to a Secondary School?	+	The site is within 1600m distance with indirect*** access to footpaths and/or cycleways	The site is within 1.5km from a secondary school (Oasis Academy), the route is partly accessible by footpath
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is within 1.1km of Co-op Food store, Nursling; the route is partly accessible by footpath.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹¹⁵ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is over 1.6km from the nearest GP surgery (Lordshill Health Centre).

¹¹⁵ This does not include dentist provision

SA Objective	Criteria	Performance		Commentary
	F) Is the site accessible to a community facility ¹¹⁶ ?	+/-	The site is within 800m to 1.6km distance	The site is 1.1km from Nursling and Rownhams Village Hall, the route is partially accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access to cycleways and footpaths however limited connection to wider networks.	There is a PROW close to the site, on the opposite side of the A3057, which gives access to Nightingale Wood and the wider network. Access to the countryside is somewhat constrained by the M271, M27 and A3057 around the site. Cycling is possible to south, via A3057 to Nursling.
	H) Is the site accessible to a bus or rail service?	-	No bus route or railway station in vicinity (800m) or there may be major barriers to accessing these services.	The site is 990m from Balmoral bus stop, which has a frequent service to Southampton (Bluestar 4) and Romsey.
	I) Is the site able to connect to the highway?	+	No access constraints	The site would need a new access via Upton Lane. Direct access onto the A3057 is unlikely to be suitable. A transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	Green field site.
	B) Will development result in the loss of best or most versatile agricultural land?	+/-	The site includes some best or most versatile agricultural land but not the majority [#] of the site (ie less than half of the site).	The site includes a mix of agricultural land grades, including grade 2, 3b and other.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The whole site is within a mineral consultation area (Superficial sand/gravel and River Terrace deposits)

¹¹⁶ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

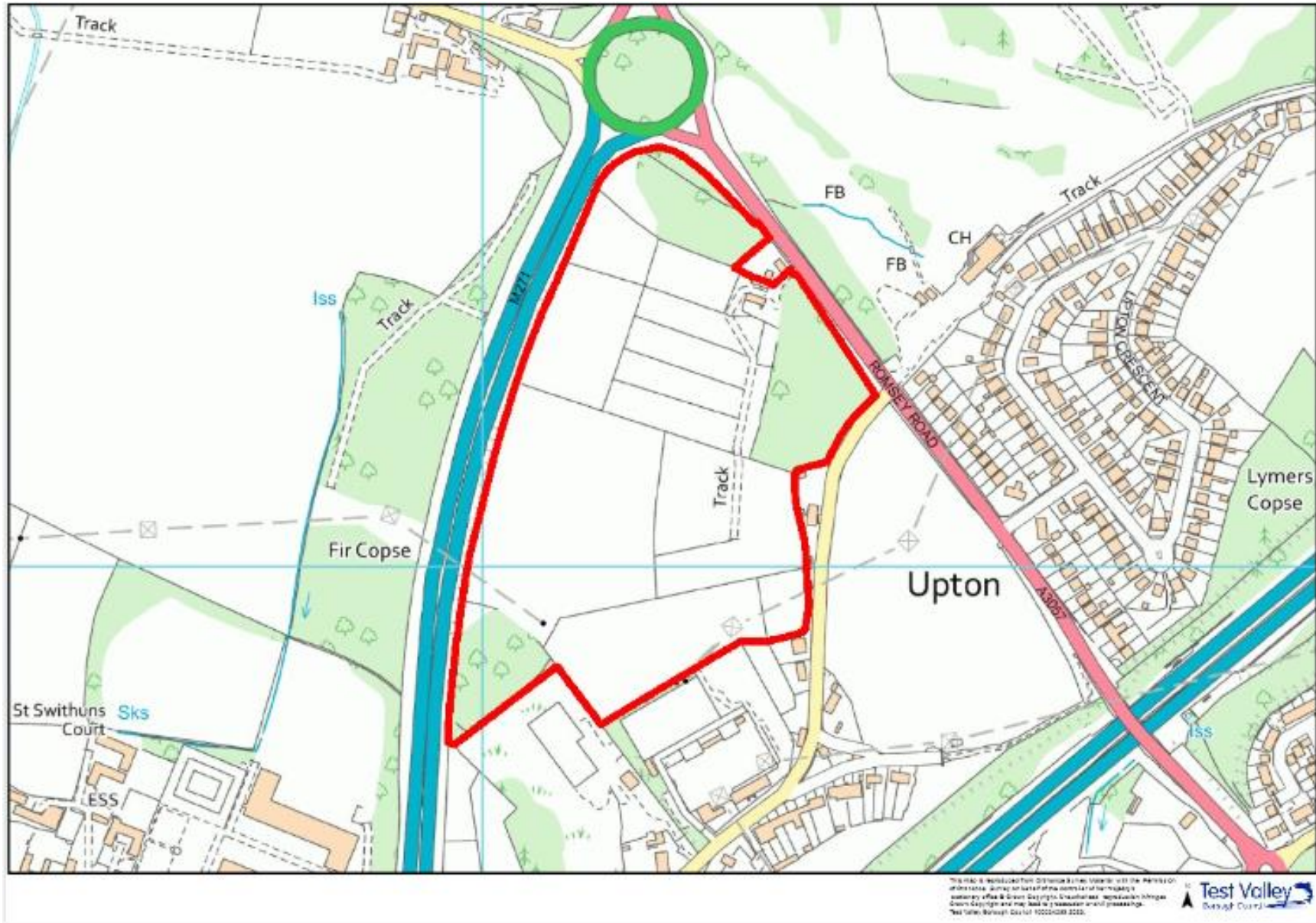
SA Objective	Criteria	Performance		Commentary
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	No part of the site is a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside a groundwater source protection zone	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The site is entirely within Flood Zone 1. The majority of the site also has limited potential for groundwater flooding.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	?	There is potential for change in air quality and requires further consideration.	There is potential for additional traffic associated with development to have an impact on air quality at AQMA outside the Borough, specifically, at the junction of the A3057 and A35, south of Nursling. The effect on air quality would need to be explored further in terms of potential cumulative effects
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	○	No negative impact on the landscape character	This parcel is a sub-divided, irregular field of pasture bounded to the west by the arc of the slip road for the M27 Junction, to the north and east by woodland clusters and dispersed/occasional residential properties along Upton Lane, and to the south by an electricity substation. A pylon line crosses the

SA Objective	Criteria	Performance		Commentary
				<p>parcel. It is not possible to get access to the parcel although much of it can be viewed from gaps in the vegetation on Upton Lane. The parcel is essentially flat, grazed land characterised by a series of small scale subdivisions to form paddocks. Judging by the pattern of established broadleaf woodland blocks which form the northern and eastern boundaries, which appear to link to the wider pattern of woodland immediately west (before the local severance which was created by the M27 slip road to the western boundary), the parcel appears to form part of a historic assart. However, it otherwise has few features of landscape value. The M27 slip road is separated from the parcel by a single, relatively thin, tree belt and as such would markedly influence local perceptual character. The large electricity sub-station to the south is also intervisible with the parcel, influencing landscape experience and imparting a local urban fringe landscape character, and reducing the already intermediate landscape sensitivity.</p>
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	Agricultural land enclosed by trees and a belt of woodland. The A3057 to east and M27/M271 constrain site.
	C) Does the site have the potential to impact the	○	The site is unlikely to have an effect on the	The site is unlikely to have an effect on the distinction/separation between settlements or

SA Objective	Criteria	Performance		Commentary
	distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?		distinction/separation between settlements or result in a risk of physical or visual coalescence	result in a risk of physical or visual coalescence
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	0	The development of this site would have no effect on the historic environment.	There are no heritage assets within close proximity of the site and development is unlikely to have a significant impact on the settings of any wider heritage assets in the area.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	Additional information needed to clarify the potential effects on archaeological assets
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is within the zones of influence for different designations and issues for New Forest and Solent SPA recreation and is within the Test catchment for Solent SPA nutrients.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	-	The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.	Woodland, trees and hedgerows exist within the site. Depending on the scale of development and the extent of GI delivered, there is potential for biodiversity enhancements within the site and the delivery of Local Ecological Network enhancements. However, there is also potential for the loss of LEN opportunities.
	C) Would development conserve and enhance	?	Insufficient information available	Areas within the site may not be suitable for development including the woodland. The

SA Objective	Criteria	Performance		Commentary
	quality local green infrastructure provision?			majority of the site falls within a Local Ecological Network Opportunity area.
	D) Would development affect protected and unprotected trees?	-	The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site	There are woodland areas, hedgerows and unprotected trees within the site which would potentially constrain the location and extent/layout of development. A tree survey would assist in assessing the value of trees.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	Mixed performance. The site has reasonable access to local facilities and services, including shops, education facilities, GP surgery and public transport. Barriers to access and movement exist (motorways and A3057). A greenfield site with areas of sensitive woodland and hedgerow that may be impacted by development.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+/-	Distance to closest identified area of open space (informal, allotments, parks and gardens or children and teenagers) – 801 – 1600m	There are some open space provisions within 1 – 1.1km of the site, in Nursling, including allotments, parks and gardens and informal recreation.
	B) Is the site accessible to sport facilities?	+	Distance to nearest indoor sports facility or pitches and pavilion/changing facility - 801 – 1600m	There is a sports pitch with pavilion at Nursling, within 1.1km of the site. Romsey Golf Club also lies a short distance from the site.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter	Development of the site would not have a significant impact on existing public rights of way in the area. Permeability to the wider countryside is restricted by 'barriers' around site perimeter (M27/M271, A3057). Cycling

SA Objective	Criteria	Performance		Commentary
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?		as a result of the development.	and walking via Upton Lane could give access to PROW and the countryside to the west
		-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise 	The site is entirely within an area exposed to night time road traffic noise above 55 dB(A) Lnight.
<p>Commentary / Summary: The site is relatively accessible to Nursling, which has a range of facilities, services, a regular bus service. The site is bounded by the M27 and M271 and is significantly affected by road noise which makes this location inappropriate for residential development. Mitigation would need to be considered. The site also relates poorly to the settlement boundary of Nursling and begins to sprawl development into the open countryside. There is also BAP Priority habitat within the site and SINC habitat to the west of the M271.</p>				



Site Appraisal

Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land between London Road and Winton Hill (including Little Dean Yard), Stockbridge
Site reference / SHELAA No: / Submission Date	408 (2022)
Site Area	3.2ha
Promoted Housing Capacity	30 - 40
Officer Assessed Housing Capacity	25
Employment uses (Y/N):	N

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No information	<p>The site is promoted for c30 - 40 dwellings with no further specification of housing type or needs group.</p> <p>Indicative masterplanning has also been submitted (providing a layout for Land between London Road and Winton Hill) for a scheme of c29 dwellings (18 x 3bed detached, 8 x 3 bed semi-detached and 3 x 4 bed detached.</p> <p>An indicative layout has not been submitted for land at Little Dean Yard (0.68ha) as this land is within the settlement boundary and the site promoter envisages additional residential development capacity of 12 dwellings on this site in addition to the c29 dwellings set out on the indicative masterplanning.</p>
Objective 2: Ensure the local	A) Is the site likely to increase future economic and	o No employment uses proposed	No employment uses proposed.

SA Objective	Criteria	Performance		Commentary
economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	employment opportunities?			
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	-	The site is over 400m from a bus stop/route providing a bus service to a strategic employment site and over 5km distance from a strategic employment site and/or there are major barriers to sustainable movement.	Harewood Forest Industrial Park is approximately 17km distance from the site.
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	Ultrafast broadband is available in this location with speeds in excess of 24Mbps.
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is 11.9km from Andover Town Centre and is not connected by a frequent bus service within 400m.
Objective 3: Maintain and improve access to services,	A) Is the site accessible to early years education provision?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	The site is 160m from Stockbridge Pre School.

SA Objective	Criteria	Performance	Commentary
facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	B) Is the site accessible to a Primary School?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is 250m from Stockbridge Primary School.
	C) Is the site accessible to a Secondary School?	+ The site is within 1600m distance with indirect*** access to footpaths and/or cycleways	The site is 1.6km from Test Valley School.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+ The site is within 800m distance with indirect access to footpaths and/or cycleways	The site is 550m from the Co-op Food Stockbridge.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹¹⁷ ? [this does not include dentist provision]	+ The site is within 800m distance with indirect*** access to footpaths and/or cycleways.	The site is 550m from Stockbridge Surgery.
	F) Is the site accessible to a community facility ¹¹⁸ ?	+ The site is within 800m distance with indirect*** access to	The site is 750m from Stockbridge Town Hall.

¹¹⁷ This does not include dentist provision

¹¹⁸ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary
		footpaths and/or cycleways	
	G) Can the site readily connect to cycleways and footpath networks?	+ Direct access** to cycleways and footpaths however limited connection to wider networks.	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	+/- Within 800m of limited bus route or railway station to major destination	The site is 600m from New Street Bus Stop.
	I) Is the site able to connect to the highway?	- Potential access constraints	<p>Four access options have been appraised on behalf of the landowner by Paul Basham Associates. The PBA report also sets out the alignment of the access road options.</p> <p>1) <u>Access via Little Dean, Winton Hill:</u></p> <p>TVBC Assessment: Widening of the carriageway would require approval from Little Dean and the existing dwellings committee (uncertain).</p> <p>2) <u>Access off Old London Road:</u></p> <p>TVBC Assessment: Cannot be achieved due to gradients from Old London Road to site.</p> <p>3) <u>Access off London Road:</u></p> <p>TVBC Assessment: This would involve an access from the A30 and LTP4 does not support new access points off A roads. Also requires extensive road building, potentially not viable for this scheme).</p>

SA Objective	Criteria	Performance	Commentary	
			<p>4) <u>Access via Little Dean Farm Yard (Old London Road):</u></p> <p>TVBC Assessment: Uncertain whether this is feasible in engineering terms for the whole site (cost and engineering challenges) and in relation to trees on site. Access route to site contains large bend, which may require greater engineering to achieve than Option 3.</p> <p>Pedestrian access is available via Old London Road to the west. Southern access off Winton Hill (1) not owned by landowners promoting land but an easement exists for access.</p> <p>An access appraisal report has been undertaken by Paul Basham Associates and submitted alongside the SHELAA form.</p>	
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	+/-	The site includes some previously developed land (less than half)	The majority of the site is greenfield. The site includes land at Little Dean Farm where some development would be classified as PDL.
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF.	The site does not comprise 'best or most versatile' agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site does fall within a minerals consultation area. Significant areas of the site are within a minerals resource area for superficial sand and gravel.

SA Objective	Criteria	Performance	Commentary
	D) Does it include a former landfill site?	○ Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5: Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) The site within a groundwater source protection zone?	+ The whole of the site is outside source protection zones.	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/- Part of the site is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	The whole of the site is within flood zone 1. There is an area subject to surface water flooding around Little Dean Bungalow to the north of the site. Little Dean Yard is susceptible to groundwater flooding at the surface, land parcels to the south are generally of limited susceptibility to groundwater flooding with some areas susceptible to groundwater flooding below ground level.
Objective 7: Maintain and, where possible,	A) Would development of the site lead to concerns on air quality in light of	○ No likely effect on air quality	The proposed development of c29 - 40 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.

SA Objective	Criteria	Performance		Commentary
enhance air quality	national air quality objective levels?			At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	The site does not have an impact on protected landscapes. The site is within the 'open chalklands' landscape character type. Further assessment is required in relation to impact on edge of settlement landscape.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	Land within the wider site at Little Dean Yard is within the Stockbridge settlement boundary. The southern land parcels are located outside the settlement boundary and adjacent to the boundary at Old London Road. Development within the settlement boundary along Old London Road is linear in form and characterised by low density development with large houses on big plots. Further assessment is required regarding visual impact on Old London Road and the Conservation Area (considering the potential location of new development on the higher gradient). The site is relatively sustainably located in relation to Stockbridge with access to local services and amenities. The site has potentially significant access constraints with potential for access options to conflict with existing access to Old London Road and highway capacity.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual	0	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence.	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence.

SA Objective	Criteria	Performance	Commentary
	coalescence, where this is relevant to settlement identity?		
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	- Potential for significant effects on heritage assets.	<p>The southern land parcels are located within the Stockbridge Conservation Area. Land at Little Dean Yard is located adjacent to the CA. There are listed buildings located adjacent to the south of the site at Winton Hill (at the junction between the B3049 and the A3047). There is potential for visual impact on the setting of these listed buildings and the Conservation Area. This requires further assessment through a heritage assessment.</p> <p>There is a Scheduled Ancient Monument to the east of the site at Woolbury Ring. Consideration will need to be given to any impact on views.</p>
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	- The development has the potential to impact on the significance of an archaeological asset but this is likely to be of less than substantial harm	The site is within an alert / yellow buffer area where further investigation in relation to impact on archaeology is required.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation	- The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	<p>There are significant areas of SSSI to the west and the south of the site along the River Test and also to the east at Stockbridge Down. There are large areas of Sites of Importance for Nature Conservation to the north east and south east. There are a number of areas of Ancient Woodland (closest to the south and the east, and beyond buffer zones).</p> <p>It is not considered that there is a direct impact on protected sites but there is potential for indirect cumulative impacts which need to be assessed further.</p>

SA Objective	Criteria	Performance	Commentary
	and national policy?		
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/- Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	<p>A phase 1 ecological survey would be required to determine the presence of habitats and species on site.</p> <p>Parts of the site including land at Little Dean Yard and on the southern parcel boundaries are within a local ecological network opportunity area so consideration will need to be given to how these aims and objectives are achieved with the development. There is potential for the development to enhance linkages.</p> <p>Indicative masterplanning has been provided which illustrates where trees are retained, new trees planted and where trees are lost. Further information is required in relation to how BNG will be achieved on site and links established to the LEN and opportunity areas.</p>
	C) Would development conserve and extend quality local green infrastructure provision?	? Insufficient information available	<p>Parts of the site including land at Little Dean Yard and on the southern parcel boundaries are within a local ecological network opportunity area so consideration will need to be given to how these aims and objectives are achieved with the development.</p> <p>Indicative masterplanning has been provided which illustrates where trees are retained, new trees planted and where trees are lost. Further information is required in relation to how BNG will be achieved on site and links established to the LEN and opportunity areas.</p>
	D) Would development affect protected and unprotected trees?	- The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site	<p>There are no TPO trees on site, the boundary or on adjacent land. There is dense tree cover around the site boundary including on Land between Little Dean Yard and the southern land parcels. A tree assessment will be required to determine the value of trees on site and the impact of development. At this stage access options may involve the loss of trees, particularly including those access options from the north of the site.</p>

SA Objective	Criteria	Performance	Commentary
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/- Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	The site has good access to local facilities and amenities but longer travel distances to other key services and employment in Andover. The site potentially has significant access constraints which need to be further assessed. An FRA will need to examine the impact of surface water flooding to the north of the site at Little Dean Yard. There are number of sensitive habitats in the local area where indirect cumulative impact requires further assessment.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+ There is a publicly accessible green space and / or equipped children's play space within 800m	The site is approximately 500m from open space located at Stockbridge Recreation Ground.
	B) Is the site accessible to sport facilities?	++ Distance to indoor sports facility and / or pitches with pavilion/changing facility – up to 800m	The site is approximately 500m from the Stockbridge Recreation Ground.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	From initial assessment it is considered that development of the site would not adversely affect access and rights of way to the countryside.
	D) Would development of the site be able to	+ No part of the site is likely to include any areas identified as	Site is located outside the DEFRA noise buffer zone along the A30.

SA Objective	Criteria	Performance	Commentary
	minimise the risk of exposing people to inappropriate levels of noise pollution?	<div style="background-color: #92d050; width: 100%; height: 100%;"></div> likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or • industrial and commercial noise. 	
Commentary / Summary			
<p>The site has good access to local facilities and amenities in Stockbridge but longer travel distances to other key services and employment in Andover and further afield. Land within the wider site at Little Dean Yard is within the Stockbridge settlement boundary. The southern land parcels are located outside the settlement boundary and adjacent to the boundary at Old London Road. Development within the settlement boundary along Old London Road is linear in form and characterised by low density development with large houses on big plots. Further assessment is required regarding the impact on the character of the Stockbridge Conservation Area and the landscape edge.</p> <p>Four access options have been considered through a transport access assessment and it is uncertain whether any of these are deliverable. An FRA will be needed to examine the impact of surface water flooding to the north of the site at Little Dean Yard. There are number of protected habitats in the local area where indirect cumulative impact requires further assessment. The site is within a minerals consultation area for sand and gravel and consultation will be required with the minerals planning authority.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address:	Land north of Highwood Lane, Romsey
Site reference / SHELAA No: / Submission Date	SHELAA 41
Site area:	9.69Ha
Promoted Housing Capacity	155
Officer Assessed Housing Capacity	155
Employment Uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided	Site is promoted for a mixed-use development with c155 dwellings with no specific reference at this stage to specific groups or housing type. The promotion does mention potential for self-build, but not actively promoted as a self-build site.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	0	No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance of a strategic employment site.	The nearest strategic employment site is Abbey Park Industrial Estate which is within 1.6km of the site although not connected to this site by a regular bus service.
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.

SA Objective	Criteria	Performance	Commentary
	D) Is the site accessible to Andover or Romsey Town Centres?	+ The site is within 400m of a bus service to Town Centres and/or within 1600m of a Town Centre (overall journey time, door to door, of less than 1 hour)	The site is 2.8km from Romsey Town Centre and there is a frequent bus service within 800m of the site. Overall journey time is less than 1 hour.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/- The site is within 800m to 1.6km distance	The site is within 1km from an early years education provider at Chatterbox Community Pre-School the route is accessible by footpath.
	B) Is the site accessible to a Primary School?	+/- The site is within 800m to 1600m distance	The site is within 1km of Halterworth Primary School the route is accessible by footpath.
	C) Is the site accessible to a Secondary School?	- The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum)	The site is within 2km from a secondary school (The Mountbatten School), the route is accessible by footpath.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/- The site is within 800m to 1.6km distance	The site is within 950m from Welcome Romsey, Saxon Way; the route is wholly accessible by footpath.
	E) Is the site accessible to a Primary healthcare	- The site is within 1.6 to 5km distance	The site is over 2.3km from the nearest GP surgery (Abbeywell, Nightingale Surgery).

SA Objective	Criteria	Performance	Commentary
	facility (GP, Health Centre or Hospital) ¹¹⁹ ? [this does not include dentist provision]		
	F) Is the site accessible to a community facility ¹²⁰ ?	+/- The site is within 800m to 1.6km distance	The site is within 1.1km from Woodley Village Hall, the route is accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	++ Direct access to cycleways and/or footpath networks	Direct access to the cycleway and footpath network is achievable, there are several routes available from this location.
	H) Is the site accessible to a bus or rail service?	+ Within 400m of an infrequent bus route or railway station to major destinations	The site is immediately adjacent to Hestia Close bus stop which has an infrequent service towards Romsey.
	I) Is the site able to connect to the highway?	+ No access constraints	There is an existing site entrance with direct access onto Highwood Lane, transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	- The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	+ The site does not comprise best or most versatile agricultural land as defined by the NPPF	The site does not comprise best or most versatile agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	+/- Site includes land within a mineral consultation area.	The site does fall within a minerals and waste consultation area or minerals resource area.

¹¹⁹ This does not include dentist provision

¹²⁰ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

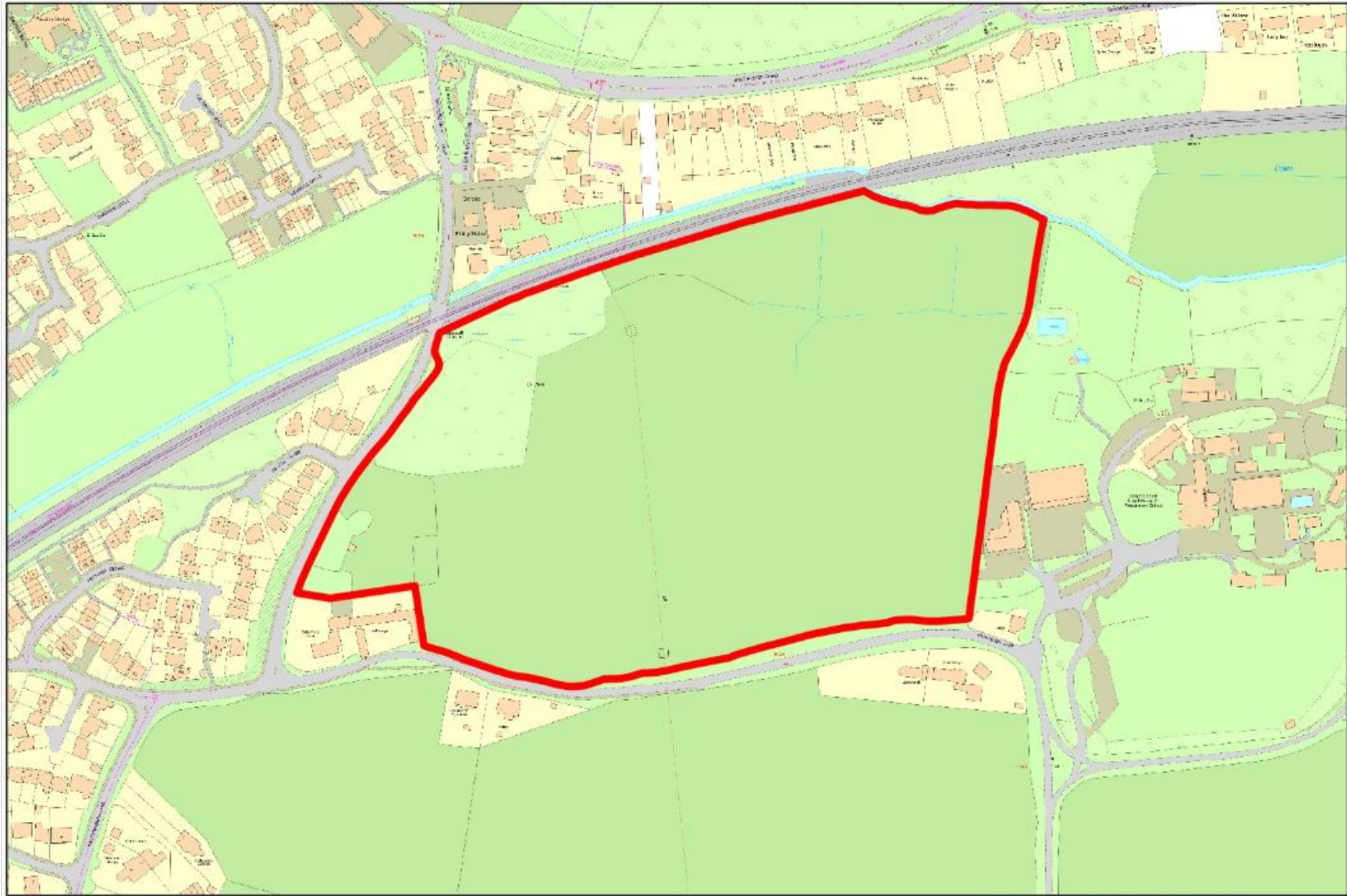
SA Objective	Criteria	Performance		Commentary
	D) Does it include a former landfill site?	O	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	Part of the site is within flood zones 2 and 3, there is also a risk of flooding from ground water
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	O	No change in air quality	The proposed development of c155 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to	<ul style="list-style-type: none"> • A large pasture field to the south of the railway line. • Land is relatively flat in the southern half, falling gently to the north. The northern half of the site falls more steeply down to the railway line. • The southern part of the site is characterised by open pasture, whilst the northern part is defined by rougher

SA Objective	Criteria	Performance	Commentary
		<p>development in terms of landscape impact.</p>	<p>pasture, subdivided by a local network of ditches, with pockets of mature trees including alder and scrub imparting a slightly more naturalistic feel.</p> <ul style="list-style-type: none"> • Mature treelines create horizons and follow the site boundary, notably the southern boundary along Highwood Lane with oaks of ancient appearance. • Notable urbanising and visually intrusive features are the pylons crossing the field. • There is little perception of the adjacent built edge to the west, although Halterworth Farm is perceptible and the built form is noticeable at this corner of the site. Stroud School, King Edward VI Preparatory School can be glimpsed to the east, along with filtered views of roofscape to the north.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/- Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts	The western and northern boundaries of the site are immediately adjacent to the settlement boundary of Romsey and is otherwise located within and surrounded by countryside (COM2)
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	O The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	The site is not located within a Local Gap and is unlikely to result in the physical or visual coalescence of Romsey with any other settlement
Objective 9: Conserve and, where possible,	A) Is development likely to conserve or enhance the	O The development of this site would have	There are no heritage assets within the proximity of the site which would be impacted by development on site.

SA Objective	Criteria	Performance		Commentary
enhance the historic environment and the significance of heritage assets	significance of heritage assets, their setting, and the wider historic environment?		no effect on the historic environment.	
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is within the zones of influence for different designations and issues for New Forest SPA recreation.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	-	The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.	Site includes a large area of network opportunities for creation of habitat. The site is adjacent to SINC. There are hedgerows within the site
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	The site does contain a local ecological network opportunity area so consideration will need to be given to how these aims and objectives are achieved with the development.

SA Objective	Criteria	Performance	Commentary
	D) Would development affect protected and unprotected trees?	+/- The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are unprotected trees within the site and lining the boundary of the site. It is considered the development could come forward with minimal tree loss. A tree survey would assist in assessing the value of trees on the boundary.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	- For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases	The site has good access to local facilities and services, with others including, GP surgery and public transport further away. The site is on a greenfield site; otherwise the site is partially constrained including flood risk and proximity to the railway line.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++ There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m	There is direct access to informal open space and children's playground at Tadburn Meadows within 800m proximity to the site.
	B) Is the site accessible to sports facilities?	- Distance to any sports facility is more than 1600m	There is direct access to sports fields at Romsey Recreation Ground, however there is no access to a pavilion on site, also close by are facilities at The Mountbatten School which are open to the public.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the	No adverse impacts identified.

SA Objective	Criteria	Performance	Commentary
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	<div style="background-color: #ffffcc; width: 15px; height: 15px; display: inline-block; margin-right: 5px;"></div> character of such routes is likely to alter as a result of the development. <div style="background-color: #90ee90; width: 15px; height: 15px; display: inline-block; margin-right: 5px;"></div> + No part of the site is likely to include any areas identified as likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or • industrial and commercial noise 	No significant adverse impacts identified by night noise GIS layer, however this site is immediately adjacent to a railway line
<p>Commentary / Summary: This site is sustainably located with good accessibility to essential services and amenities and is well related to the settlement of Romsey. The site is located adjacent to the railway line which impacts the site in terms of noise. The northern part of the site is within flood zone 3 and is also affected by surface water flooding which reduces development potential.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land north of Oxlease Meadows
Site reference / SHELAA No: / Submission Date	SHELAA 384
Site area	2.8Ha
Promoted Housing Capacity	45
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N)	N

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No information provided.	Site is promoted for a mixed use development with c45 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	O No employment uses proposed	No employment uses proposed
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++ The site is within 1600m distance of a strategic employment site.	The nearest strategic employment site is Belbins Business Park which is within 1.6km of the site although not connected to this site by a regular bus service.
	C) Is there connection to high quality broadband?	++ High quality connectivity (of at least 24 mbps) is available in close proximity to the site	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.

SA Objective	Criteria	Performance	Commentary
	D) Is the site accessible to Andover or Romsey Town Centres?	+ The site is within 400m of a bus service to Town Centres and/or within 1600m of a Town Centre (overall journey time, door to door, of less than 1 hour)	The site is 2.2km from Romsey Town Centre and there is a frequent bus service within 800m of the site. Overall journey time is less than 1 hour
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 290m from an early years education provider at Abbotswood Pre-School and Day Nursery the route is accessible by footpath.
	B) Is the site accessible to a Primary School?	+/- The site is within 800m to 1600m distance	The site is within 1.5km of Romsey Primary School the route is accessible by footpath.
	C) Is the site accessible to a Secondary School?	- The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum)	The site is over 1.6km from a secondary school (Romsey Academy), there is no direct bus route to a secondary school within 400m of the site
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/- The site is within 800m to 1.6km distance	The site is within 1.4km from Best One, Mercer Way; the route is wholly accessible by footpath.

SA Objective	Criteria	Performance	Commentary	
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹²¹ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is over 1.6km from the nearest GP surgery (Abbeywell, Nightingale Surgery)
	F) Is the site accessible to a community facility ¹²² ?	-	The site is within 1.6 to 5km distance	The site is within 2km from Abbotswood Community Centre, the route is accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	-	No clear direct access to footpaths and/or cycleways. Could include physical barriers such as a railway line	Site is not currently connected to footpath/cycleway network.
	H) Is the site accessible to a bus or rail service?	-	No bus route or railway station in vicinity (800m) or there may be major barriers to accessing these services	The site is 1.1km from Homefield bus stop which has no regular service.
	I) Is the site able to connect to the highway?	-	Potential access constraints	There is no current obvious highway access point for this site which would be used for the development, would either be through Oxlease or onto Cupernham Lane, a transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile	The site does not comprise 'best or most versatile' agricultural land as defined by the NPPF.

¹²¹ This does not include dentist provision

¹²² Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary	
			agricultural land as defined by the NPPF	
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site does fall within a minerals and waste consultation area or minerals resource area.
	D) Does it include a former landfill site?	O	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	Part of the site is within Flood Zones 2 and 3
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	O	No change in air quality	The proposed development of c45 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.

SA Objective	Criteria	Performance	Commentary	
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.	A small area of rough pasture bounded by mature trees which separates it from the settlement pattern. It has a visual relationship with the wetland to the west and is located on rising ground. It is a highly sensitive site.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	0	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	The site is not located within a Local Gap and is unlikely to result in the physical or visual coalescence of Romsey with any other settlement.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	0	The development of this site would have no effect on the historic environment.	There are not heritage assets within the proximity of the site which would be impacted by development on site.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may	There are no archaeological sites currently recorded. Archaeological survey ahead of adjacent development has encountered some archaeological remains but no archaeological constraint to allocation is anticipated.

SA Objective	Criteria	Performance	Commentary
		<p style="background-color: #90EE90; padding: 2px;">-</p> <p>encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm</p>	
<p>Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity</p>	<p>A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?</p>	<p style="background-color: #FFD700; padding: 2px;">-</p> <p>The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.</p>	<p>The site is within the zones of influence for different designations and issues for New Forest SPA recreation.</p>
	<p>B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?</p>	<p style="background-color: #FFD700; padding: 2px;">-</p> <p>The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.</p>	<p>Site includes an area of network opportunities for creation of habitat. The site includes and is adjacent to priority habitat. There are hedgerows within the site.</p>
	<p>C) Would development conserve and enhance quality local green infrastructure provision?</p>	<p style="background-color: #FFD700; padding: 2px;">-</p> <p>Site has the potential to result in the loss or harm to a form of local green infrastructure, including the loss of existing areas of established trees, green space, mature hedgerows or woodland.</p>	<p>The site does contain a local ecological network opportunity area so consideration will need to be given to how these aims and objectives are achieved with the development. Development could also result in the loss of existing woodland</p>

SA Objective	Criteria	Performance	Commentary
	D) Would development affect protected and unprotected trees?	- The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site	There are TPO trees and unprotected trees within the site and lining the boundary of the site. It is considered development would result in tree loss. A tree survey would assist in assessing the value of trees on the boundary.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	- For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases	For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+ There is a publicly accessible open space and / or equipped children's play space within 800m	There is direct access to informal open space and children's playground at Abbotswood within 800m proximity of the site.
	B) Is the site accessible to sports facilities?	+ Distance to nearest indoor sports facility or pitches and pavilion/changing facility - 801 – 1600m	There is direct access to sports fields at Abbotswood which has access to a pavilion on site.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely	No adverse impacts identified.

SA Objective	Criteria	Performance	Commentary
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	<div style="background-color: #ffffcc; padding: 2px; text-align: center;">+</div> No part of the site is likely to include any areas identified as likely to be exposed to: <ul style="list-style-type: none"> night time road traffic noise >50 dB(A) L_{night}; night time railway train noise >50 dB(A) L_{night}; or industrial and commercial noise. 	to alter as a result of the development. No significant adverse impacts identified.
<p>Commentary / Summary:</p> <p>Sustainable site with reasonable accessibility to services and amenities in Romsey. Eastern site boundary includes TPOs and BAP Priority habitat but remainder of site is free from constraints. Site excluded as a result of recent appeal decision on application 22/03321/FULL and relationship to the settlement edge.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Land north of Sandy Lane, Romsey
Site reference / SHELAA No: / Submission Date	SHELAA 187
Site area:	11.35Ha
Promoted Housing Capacity	300
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N):	N

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No information provided.	Site is promoted for a mixed-use development with c300 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	0 No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++ The site is within 1600m distance of a strategic employment site	The nearest strategic employment site is Belbins Business Park, which is immediately adjacent to the site, there are also other sites at Wynford/Yokesford Estates within 1.6km.
	C) Is there connection to high quality broadband?	+ Standard connectivity (10-24 mbps) is available in close proximity to the site	Standard connectivity (of at least 10 mbps) is available in close proximity to the site.

SA Objective	Criteria	Performance	Commentary	
	D) Is the site accessible to Andover or Romsey Town Centres?	+	The site is within 400m of a bus service to Town Centres and/or within 1600m of a Town Centre (overall journey time, door to door, of less than 1 hour).	The site is 5.2km from Romsey Town Centre and there is a frequent bus service within 800m of the site. Overall journey time is less than 1 hour.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 700m from an early years education provider at Abbotswood Pre-School and Day Nursery the route is accessible by footpath.
	B) Is the site accessible to a Primary School?	-	The site is within 1600m to 5km distance	The site is within 1.9m of Cupernham Infants & Junior School the route is accessible by footpath.
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	The site is over 1.6km from a secondary school (Romsey Academy), there is no direct bus route to a secondary school within 400m of the site.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is within 1.3km from Co-op Food, Abbotswood; the route is wholly accessible by footpath.

SA Objective	Criteria	Performance	Commentary	
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹²³ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is over 1.6km from the nearest GP surgery (Abbeywell, Nightingale Surgery).
	F) Is the site accessible to a community facility ¹²⁴ ?	+/-	The site is within 800m to 1.6km distance	The site is within 1.3km from Abbotswood Community Centre, the route is accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access** to cycleways and/or footpath networks	Direct access to the cycleway and footpath network is achievable, there are several routes available from this location.
	H) Is the site accessible to a bus or rail service?	+	Within 400m of an infrequent bus route or railway station to major destinations	The site is 450m from Hooper Drive bus stop which has a frequent service between Romsey and Winchester (66).
	I) Is the site able to connect to the highway?	+	No access constraint	There is an existing site entrance with direct access onto Sandy Lane, a transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	+/-	The site includes some previously developed land (less than half)	The site contains both greenfield and previously developed land.
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF	The site does not comprise 'best or most versatile' agricultural land as defined by the NPPF.

¹²³ This does not include dentist provision

¹²⁴ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

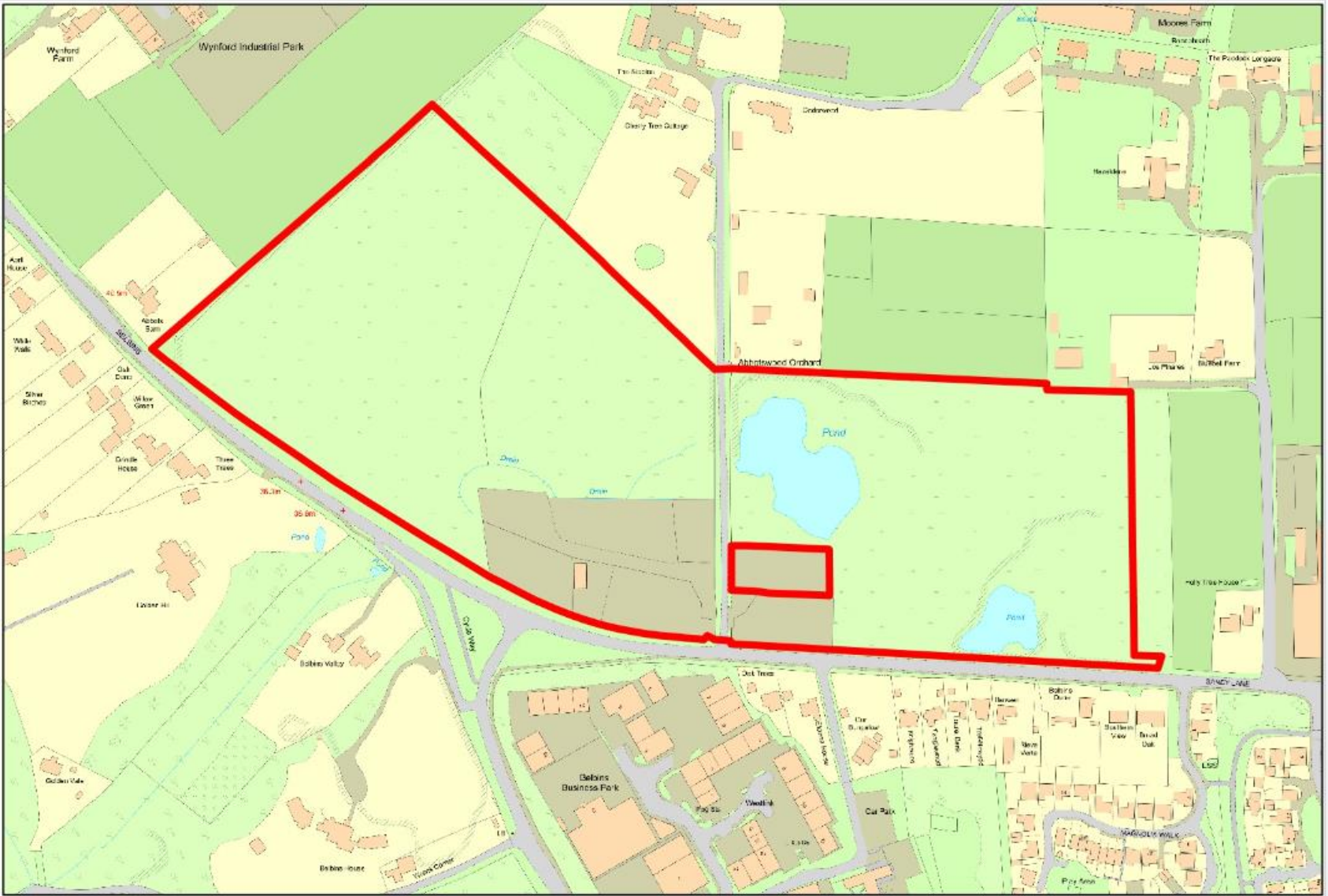
SA Objective	Criteria	Performance	Commentary	
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site falls within a minerals and waste consultation area or minerals resource area.
	D) Does it include a former landfill site?	O	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The site is within flood zone 1, however a small part of the site is at limited risk of flooding from ground and surface water.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	O	No change in air quality	The proposed development of c300 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.
Objective 8: Conserve and, where possible, enhance the Borough's landscape,	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more	<ul style="list-style-type: none"> • The parcel is divided in two by a north-south orientated PRoW and is formed of two large arable fields bounded by hedgerows. • The easternmost parcel has a more obvious relationship to the existing pattern of development within

SA Objective	Criteria	Performance	Commentary	
townscapes and settlement character			sensitive to development in terms of landscape impact.	North Romsey, with existing dispersed/scattered dwellings, a garden centre and other commercial premises. The parcel to the west has a higher degree of visual containment, but overall the two parts are provisionally judged to have a moderate landscape sensitivity noting the above.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	-	Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	The southern boundary of the site is immediately adjacent to the settlement boundary of Romsey and is otherwise located within and surrounded by countryside.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence	While the site is not located within a Local Gap it could impact on the distinction / separation between the settlements of Romsey and Braishfield.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	0	The development of this site would have no effect on the historic environment.	There are no heritage assets within the proximity of the site which would be impacted by development on site.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may	In so far as this site has been subject to gravel/sand extraction the archaeological potential has been removed. LiDAR suggests that most of the site has been impacted.

SA Objective	Criteria	Performance	Commentary	
		encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm		
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is within the zones of influence for different designations and issues for New Forest SPA recreation.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	-	The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.	Site includes a large area of network opportunities for creation of habitat. The site also includes priority habitat. There are hedgerows within the site.
	C) Would development conserve and extend quality local green infrastructure provision?	?	Insufficient information available	The site does contain a local ecological network opportunity area so consideration will need to be given to how these aims and objectives are achieved with the development.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees,	There are TPO trees and unprotected trees within site and lining the boundary of the site. It is considered the development could come forward with minimal tree loss. A tree survey would assist in assessing the value of trees on the boundary.

SA Objective	Criteria	Performance	Commentary
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/- Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	The site has limited access to local facilities and services, with others including GP surgery and secondary school further away. The site is on a mix green and brownfield site; the site is also slightly constrained in terms of ecology.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+/- Distance to closest identified area of open space (informal, allotments, parks and gardens or children and teenagers) – 801 – 1600m	There is direct access to informal open space and children’s playground at Abbotswood from the site.
	B) Is the site accessible to sports facilities?	+/- Distance to indoor sports facility / and or sports pitches (with or without pavilion or changing facility) within 1600m.	There is direct access to sports fields at Abbotswood which has access to a pavilion on site.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+ The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way /	The site has a PROW running down the centre, development could potentially enhance the access point into the countryside.

SA Objective	Criteria	Performance	Commentary
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	<div style="background-color: #90EE90; width: 15px; height: 15px; display: inline-block; margin-right: 5px;"></div> other links to countryside. <div style="background-color: #FFD700; width: 15px; height: 15px; display: inline-block; margin-right: 5px;"></div> - Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or • industrial and commercial noise 	The site is immediately adjacent to a number of industrial estates/employment areas/depots within the Belbins area and could be exposed to noise >50 dB(A).
<p>Commentary / Summary: Site located north of the Romsey settlement boundary, does not relate well to the settlement and more associated with the open countryside to the north. Onsite constraints include TPO trees and BAP Priority Habitat which limit suitability in comparison to less constrained sites.</p>			



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Test Valley
Borough Council

Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Land off Flexford Road, Valley Park
Site reference / SHELAA No: / Submission Date	SHELAA 169
Site area:	12.1Ha
Promoted Housing Capacity	200
Officer Assessed Housing Capacity	150
Employment uses (Y/N):	N

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No information provided	Site is promoted for a mixed-use development with c200 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	0 No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	+ A strategic employment site lies between 1600m and 5km distance. Alternatively, the site is within 400m of a bus stop or train station providing a frequent service to a	The nearest strategic employment site is Chandlers Ford Industrial Estate which is between 1.6 and 5km away although not connected to this site by a regular bus service.

SA Objective	Criteria	Performance	Commentary
		strategic employment site.	
	C) Is there connection to high quality broadband?	++ High quality connectivity (of at least 24 mbps) is available in close proximity to the site	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.
	D) Is the site accessible to Andover or Romsey Town Centres?	- There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is 8.2km from Romsey Town Centre and is not connected by a frequent bus service.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	++ The site is within 800m distance with direct access** to footpaths and/or cycleways.	The site is within 800m from an early years education provider at Little Delwood Kindergarten the route is accessible by footpath.
	B) Is the site accessible to a Primary School?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 800m of Knightswood Primary School the route is accessible by footpath.
	C) Is the site accessible to a Secondary School?	- The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	The site is over 1.6km from a secondary school (Thornden School), there is no direct bus route to a secondary school within 400m of the site.

SA Objective	Criteria	Performance	Commentary
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/- The site is within 800m to 1.6km distance	The site is within 800m from Tesco Express, Ashdown Road; the route is wholly accessible by footpath.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹²⁵ ? [this does not include dentist provision]	- The site is within 1.6 to 5km distance	The site is over 1.6km from the nearest GP surgery (Knightwood Surgery).
	F) Is the site accessible to a community facility ¹²⁶ ?	+/- The site is within 800m to 1.6km distance	The site is within 1.6km from The Hilt, Community Hall, the route is accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	++ Direct access to cycleways and/or footpath networks	Direct access to the cycleway and footpath network is achievable, there are several routes available from this location
	H) Is the site accessible to a bus or rail service?	+ Within 400m of an infrequent bus route or railway station to major destinations (or within 800m of a frequent bus service).	The site is 300m from Baddesley Bridge bus stop which has an infrequent service towards Eastleigh (46).
	I) Is the site able to connect to the highway?	+ No access constraints	There is an existing site entrance with direct access onto Flexford Road, transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land	A) Is the site on previously developed land?	- The site is not previously developed land	The site is greenfield.

¹²⁵ This does not include dentist provision

¹²⁶ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

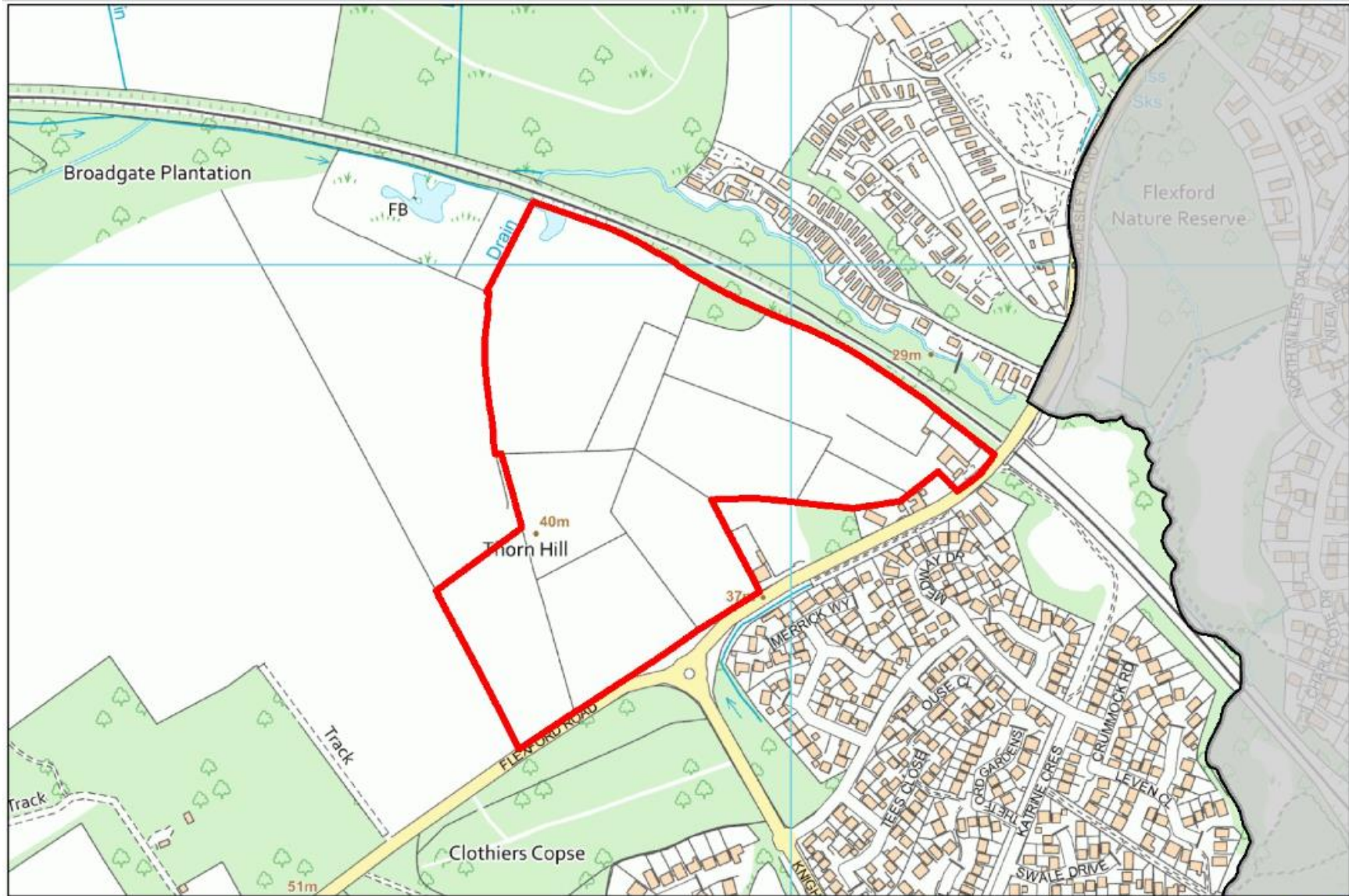
SA Objective	Criteria	Performance	Commentary
and conserve soil resources.	B) Will development result in the loss of best or most versatile agricultural land?	+/- The site includes some best or most versatile agricultural land but not the majority of the site (ie less than half of the site).	Part of the site does comprise 'best or most versatile' agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	+/- Site includes land within a mineral consultation area.	The site does fall within a minerals and waste consultation area or minerals resource area.
	D) Does it include a former landfill site?	O Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+ The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/- Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	The site is within flood zone 1, however a majority of the site is at limited risk of flooding from ground and surface water.

SA Objective	Criteria	Performance		Commentary
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	?	There is potential for change in air quality and requires further consideration	The proposed development of c200 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. The effect on air quality in terms of AQMA in adjoining authority areas would need to be explored further in terms of potential cumulative effects
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.	<ul style="list-style-type: none"> • Small to medium scale field pattern of relatively simple geometric formation. • Equine land use - paddocks and some pasture, with clutter created by field sub-divisions. • Open visual character, less so to east where more of settlement edge influence persists. Parcel contributes to gap between Chandler's Ford and Ampfield. • Relatively fragmented but some localised connectivity along northern boundary and towards Monk's Brook. • Gently undulating landform, falling to the north and northeast. Lower lying land has more pronounced relationship to settlement edge, potentially less susceptible to change. More elevated and visually prominent in south west, more susceptible.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	-	Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	The southern boundary of the site is immediately adjacent to the settlement boundary of Valley Park but is otherwise located within and surrounded by open countryside.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual	-	The site would result in a reduction in the distinction / separation of settlements through a	The site is located within a Local Gap this could impact on the distinction / separation between settlements of Valley Park and Ampfield

SA Objective	Criteria	Performance	Commentary	
	coalescence, where this is relevant to settlement identity?		degree of visual and / or physical coalescence	
Objective 9: Conserve and, where possible, enhance the historic environment and the significance o-f heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	0	The development of this site would have no effect on the historic environment.	There are not heritage assets within the proximity of the site which would be impacted by development on site.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	There are no archaeological sites currently recorded at this location. Archaeological sites have been found in the vicinity although it is not an archaeologically rich landscape. The site has some potential, but it seems very unlikely that these will constrain development.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites	The site is within the zones of influence for the New Forest SPA recreation. Site also includes an area of SINC habitat.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/-	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to	Site is adjacent to network opportunities for creation of habitat. There are mature hedgerows within the site.

SA Objective	Criteria	Performance	Commentary	
			enhance the local ecological network / future connectivity.	
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	Site is currently grassland, possible that development could extend green infrastructure provision.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are TPO trees and unprotected trees lining the boundary of the site. It is considered the development could come forward with minimal tree loss. A tree survey would assist in assessing the value of trees on the boundary.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	-	For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases	For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible open space and / or equipped children's play space within 800m	There is direct access to informal open at Flexford Nature Reserve within 800m proximity of the site.
	B) Is the site accessible to sports facilities?	+	Distance to nearest indoor sports facility or pitches and pavilion/changing facility	There is direct access to sports fields at Knightswood Recreation Ground which has access to a pavilion on site.

SA Objective	Criteria	Performance	Commentary
		- 801 – 1600m	
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+ The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.	No adverse impacts identified.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	+ No part of the site is likely to include any areas identified as likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or • industrial and commercial noise 	No significant adverse impacts identified by night noise GIS layer, however this site is immediately adjacent to a railway line.
<p>Commentary / Summary: Site located in area of rural character and local gap, not well related to the settlement of Valley Park. Site is not well connected by public transport to nearby settlements such as Romsey. Site is more sensitive in landscape terms and would also reduce the settlement gap between Valley Park and Ampfield.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land off Highwood Lane
Site reference / SHELAA No: / Submission Date	SHELAA 356
Site area	7.84Ha
Promoted Housing Capacity	230
Officer Assessed Housing Capacity	200
Employment uses (Y/N)	N

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No information provided.	Site is promoted for a mixed-use development with c230 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	o No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++ The site is within 1600m distance of a strategic employment site.	The nearest strategic employment site is Abbey Park Industrial Estate which is within 1.6km of the site although not connected to this site by a regular bus service.
	C) Is there connection to high quality broadband?	- Limited or no connection (Less than 10mbps connection) is	Broadband speeds in this location do not achieve over 10Mbp.

SA Objective	Criteria	Performance	Commentary	
		available in close proximity to the site		
	D) Is the site accessible to Andover or Romsey Town Centres?	+	The site is within 400m of a bus service to Town Centres and/or within 1600m of a Town Centre (overall journey time, door to door, of less than 1 hour)	The site is 750m from Montfort Road bus stop which has a frequent service between Romsey and Southampton and Romsey and Eastleigh (Bluestar 4 and 5).
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is within 1.3km from an early years education provider at Chatterbox Community Pre-School the route is not currently accessible by footpath.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is within 1.3km of Halterworth Primary School the route is not currently accessible by footpath.
	C) Is the site accessible to a Secondary School?	++	The site is within 1600m distance with direct access to footpaths and/or cycleways.	The site is within 1.3km from a secondary school (The Mountbatten School), the route is not currently accessible by footpath.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is within 1.3km from Spa, Botley Road; the route is not currently wholly accessible by footpath.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹²⁷ ?	-	The site is within 1.6 to 5km distance	The site is over 1.6km from the nearest GP surgery (Abbeywell, Nightingale Surgery).

¹²⁷ This does not include dentist provision

SA Objective	Criteria	Performance	Commentary	
	[this does not include dentist provision]			
	F) Is the site accessible to a community facility ¹²⁸ ?	+/-	The site is within 800m to 1.6km distance	The site is within 1.6km from Monfort Hall, the route is not currently accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	-	No clear direct access to footpaths and/or cycleways. Could include physical barriers such as a railway line.	The site is not currently connected to the footpath or cycleway network.
	H) Is the site accessible to a bus or rail service?	+	Within 400m of an infrequent bus route or railway station to major destinations (or within 800m of a frequent bus service.	The site is 750m from Montfort Road bus stop which has a frequent service between Romsey and Southampton and Romsey and Eastleigh (Bluestar 4 and 5).
	I) Is the site able to connect to the highway?	-	Potential access constraints	There is an existing site entrance with direct access onto Highwood Lane, transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	-	The majority of the site is best and most versatile agricultural land as defined by NPPF	The site does comprise 'best or most versatile' agricultural land as defined by the NPPF.

¹²⁸ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

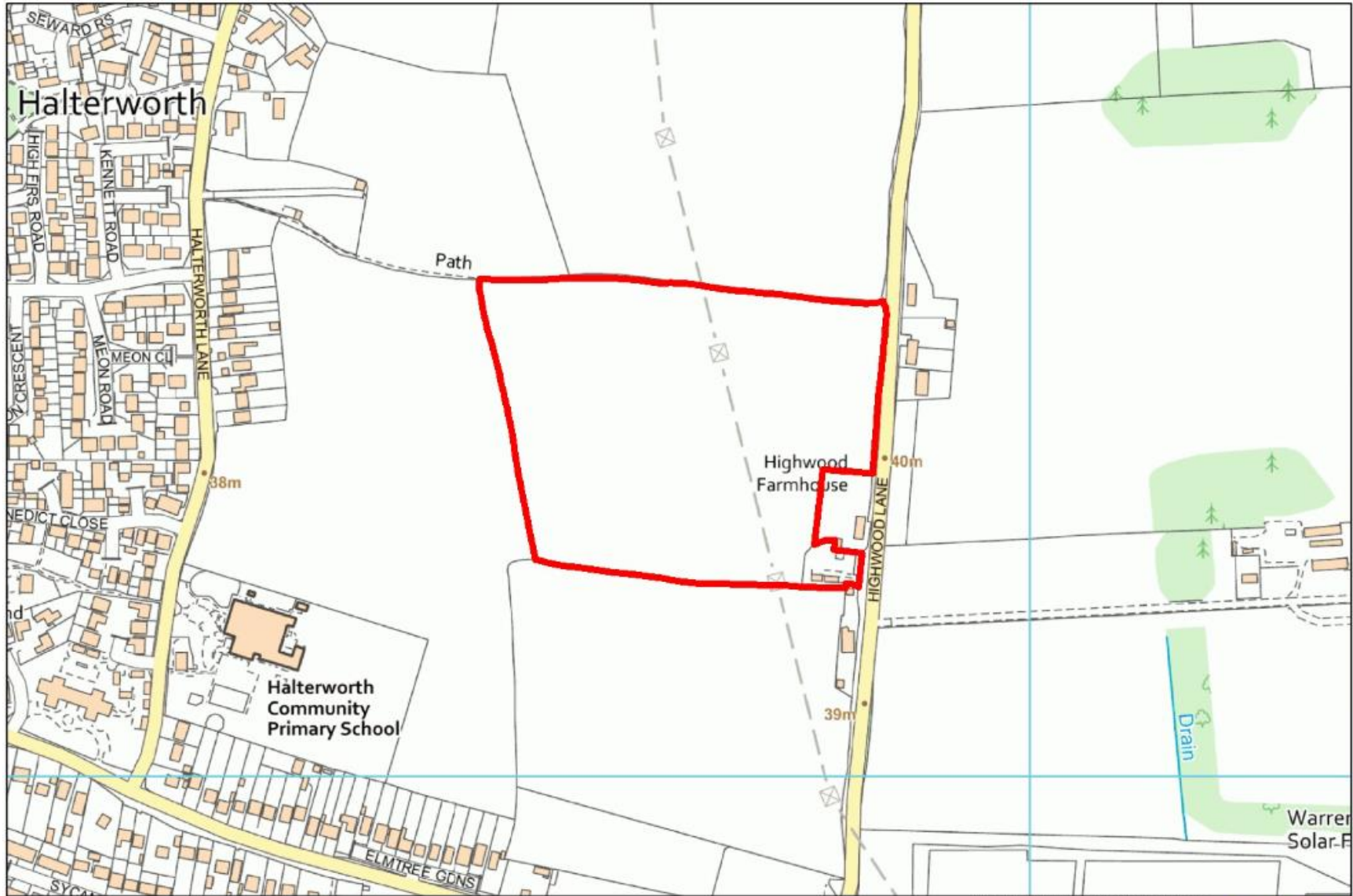
SA Objective	Criteria	Performance		Commentary
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site does fall within a minerals and waste consultation area or minerals resource area.
	D) Does it include a former landfill site?	O	Site does not include land that comprises a former landfill site	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) The site within a groundwater source protection zone?	+	A) Is site within a groundwater source protection zone?	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is unlikely to be susceptible to groundwater flooding at ground level.	The site is within flood zone 1, however a small part of the site is at limited risk of flooding from ground water.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	?	There is potential for change in air quality and requires further consideration	The proposed development of c230 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. The effect on air quality in terms of AQMA in adjoining authority areas would need to be explored further in terms of potential cumulative effects
Objective 8: Conserve and, where possible, enhance the Borough's landscape,	A) Would development affect landscape character and protected landscapes?	-/+	Mixed impact across site some positive/negative	• Land cover is defined by mixed farmland made up of medium size arable and pasture fields. An area of turf production (fine turf) is also visible from the PRow.

SA Objective	Criteria	Performance	Commentary	
townscapes and settlement character		impacts likely or mixed sensitivity	<ul style="list-style-type: none"> • A PRow footpath dissects the site centrally east-west, providing recreational value. Fences, gates and barns along or visible from the PRow are generally in poor, dilapidated condition. • A field network defined by gappy hedgerows and old hedgerow trees, and the flat topography, results in open views across large sections of the site as one travels along the footpath. • Residential development within Romsey abuts the site to the west, creating a strong connection with the settlement edge, with built form perceptible beyond tree-lined boundaries. • Pylons cross the open field, creating notable urbanising and visually intrusive features. • Mostly treed horizons, with occasional rooflines / houses at the site edge, and pylons, reducing the sense of naturalness and lowering sensitivity. 	
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	-	Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	The site is not immediately adjacent to any settlement boundary and is located entirely within and surrounded by countryside.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence	The site is located within a Local Gap this could impact on the distinction / separation between settlements of North Baddesley and Romsey.

SA Objective	Criteria	Performance	Commentary
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	0 The development of this site would have no effect on the historic environment.	There are no heritage assets within the proximity of the site which would be impacted by development on site.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+ An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	Limited archaeological potential, further detailed assessment not required for allocation but at planning application stage.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	- The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is within the zones of influence for the New Forest SPA recreation.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/- Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	Hedgerows around the boundaries of the site. No ecological network identified within the site.

SA Objective	Criteria	Performance		Commentary
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	Site is currently grassland, possible that development could extend green infrastructure provision.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are TPO trees and unprotected trees lining the boundary of the site. It is considered the development could come forward with minimal tree loss. A tree survey would assist in assessing the value of trees on the boundary.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	-	For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases	The site has relatively good access to local facilities and services, with others including GP surgery further away. The site is on a greenfield site; otherwise the site is relatively unconstrained.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+/-	Distance to closest identified area of open space (informal, allotments, parks and gardens or children and teenagers) – 801 – 1600m	There is direct access to informal open space and children’s playground at Romsey Recreation Ground from the site.
	B) Is the site accessible to sports facilities?	+	Distance to nearest indoor sports facility or pitches and pavilion/changing facility - 801 – 1600m	There is direct access to sports fields at Romsey Recreation Ground, however there is no access to a pavilion on site, also close by are facilities at The Mountbatten School which are open to the public.

SA Objective	Criteria	Performance	Commentary
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	No adverse impacts identified.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	+ No part of the site is likely to include any areas identified as likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or • industrial and commercial noise 	No significant adverse impacts identified.
<p>Commentary / Summary: This site is located with mixed accessibility to essential services and amenities in Romsey. The site forms part of wider land promotion with adjoining SHLEAA sites 'Land South of Highwood Lane' (370, 139, 356 and 282). Site located in a Local Gap with concerns regarding impact on transport network.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Land South of Bypass, Romsey
Site reference / SHELAA No: / Submission Date	SHELAA 154
Site area:	3.8Ha
Promoted Housing Capacity	110
Officer Assessed Housing Capacity	110
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided	Site is promoted for a mixed-use development with c110 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	0	No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance ¹ of a strategic employment site.	The nearest strategic employment site is Romsey Industrial Estate which is within 1.6km of the site although not connected to this site by a regular bus service.
	C) Is there connection to high quality broadband?	+	Standard connectivity (10-24 mbps) is available in	Standard connectivity (of at least 10 mbps) is available in close proximity to the site.

SA Objective	Criteria	Performance	Commentary
	[this does not include dentist provision]		
	F) Is the site accessible to a community facility ¹³⁰ ?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 280m from Crosfield Hall, the route is accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	++ Direct access to cycleways and/or footpath networks	Direct access to the cycleway and footpath network is achievable, there are several routes available from this location
	H) Is the site accessible to a bus or rail service?	+ Within 400m of an infrequent bus route or railway station to major destinations	The site is 450m from Romsey Bus Station which has a frequent service between Romsey and Southampton and Romsey and Eastleigh (Bluestar 4 and 5) and Romsey and Winchester (66) and other local services.
	I) Is the site able to connect to the highway?	- Potential access constraints	There is an existing site entrance with direct access onto Romsey Bypass, transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	- The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	+ The site does not comprise best or most versatile agricultural land as defined by the NPPF	The site does not comprise 'best or most versatile' agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	+/- Site includes land within a mineral consultation area.	The site does fall within a minerals and waste consultation area or minerals resource area.
	D) Does it include a former landfill site?	O Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.

¹³⁰ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

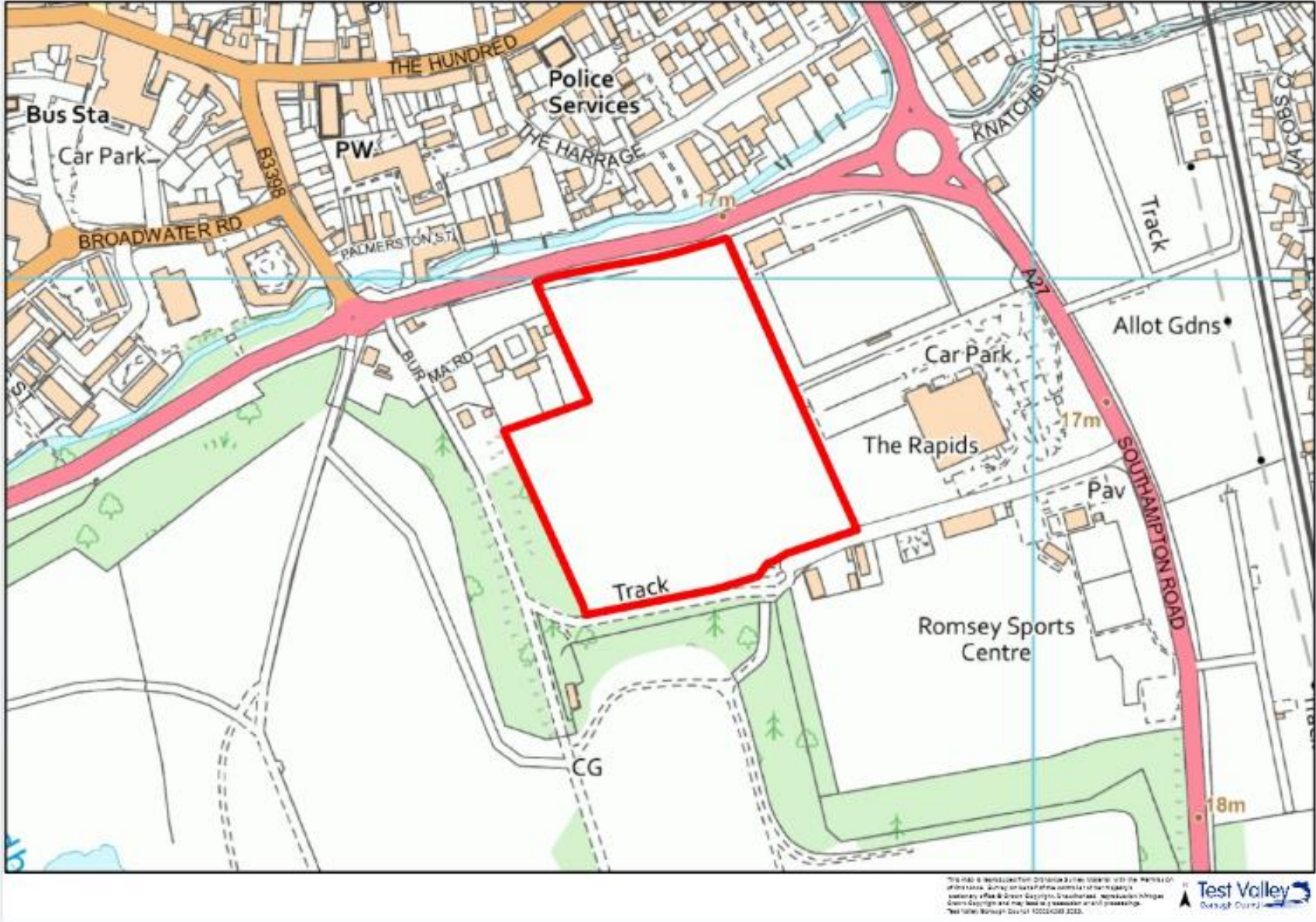
SA Objective	Criteria	Performance		Commentary
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	The site is within flood zone 1, however approximately 25% of the site is at risk of flooding from both ground and surface water.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	?	There is potential for change in air quality and requires further consideration	The proposed development of c110 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. The effect on air quality in terms of AQMA in adjoining authority areas would need to be explored further in terms of potential cumulative effects.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	<ul style="list-style-type: none"> • A rectilinear parcel of pasture agriculture on the north-western edge of Romsey and surrounded by playing fields and pitches to the east and south-east. • The Romsey conservation area abuts part of the parcel's northern boundary and it forms part of the conservation area setting. The parcel is adjacent to the Registered Park and Garden at Broadlands (the wooded boundary belt of the historic property follows the western

SA Objective	Criteria	Performance	Commentary
			<p>and southern boundaries of the parcel) and the parcel includes a small part of the registered landscape in the north-western corner, associated with the Grade II listed mock-Tudor, timber beamed and tile hung gabled lodge/gatehouse to Broadlands and associated properties in the private road at Burma Road behind.</p> <ul style="list-style-type: none"> • These heritage considerations elevate the sensitivity of what would otherwise be a commonplace site in landscape terms, although there is variation within this – the western half of the site is of higher sensitivity than the eastern half for these reasons.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/- Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	The northern and eastern boundaries of the site are immediately adjacent to the settlement boundary of Romsey and is otherwise located within and surrounded by countryside (COM2).
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	O The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	The site is not located within a Local Gap and is unlikely to result in the physical or visual coalescence of Romsey with any other settlement.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	- The development has the potential to impact on the significance of a heritage asset but this is likely to be of	The site is immediately adjacent to Broadlands Historic Park & Garden and is within the setting of the Romsey Conservation Area and listed buildings adjacent to the site (to the west). A heritage assessment will be required to assess impact.

SA Objective	Criteria	Performance	Commentary
		less than substantial harm	
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+ An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	Limited archaeological potential, further detailed assessment not required for allocation but at planning application stage.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	- The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is within the zones of influence for the New Forest and Solent SPA recreation. No designated habitats within or adjacent or the site where there would be a direct impact.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/- Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	Hedgerows around the boundaries of the site. No ecological network identified within the site, but adjacent to priority habitat.
	C) Would development conserve and enhance quality local green infrastructure provision?	? Insufficient information available	Site is currently grassland, possible that development could extend green infrastructure provision.

SA Objective	Criteria	Performance	Commentary
	D) Would development affect protected and unprotected trees?	+/- The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are TPO trees and unprotected trees lining the boundary of the site. It is considered the development could come forward with minimal tree loss. A tree survey would assist in assessing the value of trees on the boundary.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+ Site performed positively in relation to the majority of criteria relating to objectives 3, 4, 5, 6, 10	The site has very good access to local facilities and services. The site is on a greenfield site; otherwise, the site is relatively unconstrained.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++ There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m	There is direct access to informal open space, allotments and children's playground at Romsey Sports Centre and locations in the town centre within 800m proximity to the site.
	B) Is the site accessible to sports facilities?	++ Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	There is direct access to sports facilities at Romsey Sports Centre.
	C) Would development support the retention and / or enhancement of access	+ The development of the site has the potential to enhance access to the	There is potential for the site to enhance access to the countryside and connectivity of existing public rights of way.

SA Objective	Criteria	Performance	Commentary
	and rights of way to the countryside?	<div style="background-color: #92d050; width: 15px; height: 15px; display: inline-block;"></div> countryside and / or the availability of public rights of way / other links to countryside.	
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	<div style="background-color: #ffc000; width: 15px; height: 15px; display: inline-block;"></div> - Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or • industrial and commercial noise 	The site is likely to be exposed to night time road traffic noise >50 dB(A) on the northern site boundary.
<p>Commentary / Summary: This site is sustainably located with good accessibility to essential services and amenities and is well related to the settlement of Romsey. Site has heritage sensitivity in relation to proximity to listed buildings, Romsey Conservation Area and the Broadlands Estate which will inform layout, form and design of development. Site also affected by noise from the Bypass Road which will inform location of development. TPO trees on the site boundary. Approximately 25% of the site is subject to surface water flooding.</p>			



Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land south of Crampmoor Lane, Romsey
Site reference / SHELAA No: / Submission Date	SHELAA 180
Site area:	0.59Ha
Promoted Housing Capacity	10
Officer Assessed Housing Capacity	10
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	Site is promoted for a mixed-use development with c10 dwellings with no specific reference at this stage to specific groups or housing type. The promotion does mention potential for self-build, but not actively promoted as a self-build site.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	O	No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	+	A strategic employment site lies between 1600m and 5km distance. Alternatively, the site is within 400m of a bus stop or train station providing a frequent service to a	The nearest strategic employment site is Abbey Park Industrial Estate which is between 1.6 and 5km away although not connected to this site by a regular bus service.

SA Objective	Criteria	Performance	Commentary	
			strategic employment site.	
	C) Is there connection to high quality broadband?	+	Standard connectivity (10-24 mbps) is available in close proximity to the site	Standard connectivity (of at least 10 mbps) is available in close proximity to the site.
	D) Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour)	The site is 3.3km from Romsey Town Centre and connected by a frequent bus service within 400m of the site.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	-	The site is within 1.6 km to 5km distance	The site is within 1.8km from an early years education provider at Woodley Pre-School the route is not currently wholly accessible by footpath.
	B) Is the site accessible to a Primary School?	-	The site is within 1.6 km to 5km distance	The site is within 1.8km of Cupernham Infants and Junior School, the route is not currently wholly accessible by footpath.
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	The site is over 2.8km from a secondary school (The Mountbatten School), there is no direct bus route to a secondary school within 400m of the site.
	D) Is the site accessible to a Convenience Store**** including at a	+/-	The site is within 800m to 1.6km distance	The site is within 1.5km from Premier, Viney Avenue; the route is not currently wholly accessible by footpath.

SA Objective	Criteria	Performance	Commentary	
	Local/District/Town Centre?			
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹³¹ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is over 1.6km from the nearest GP surgery (Romsey Hospital).
	F) Is the site accessible to a community facility ¹³² ?	+/-	The site is within 800m to 1.6km distance	The site is within 1.1km from Woodley Village Hall, the route is not currently wholly accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	-	No clear direct access to footpaths and/or cycleways. Could include physical barriers such as a railway line	The site is not currently connected to the footpath or cycleway network.
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations (including local towns or cities, which have onward connections to wider destinations).	The site is 300m from Crampmoor Lane bus stop which has a frequent service between Romsey and Winchester (66).
	I) Is the site able to connect to the highway?	+	No access constraints	There is an existing site entrance with direct access onto Crampmoor Lane, transport strategy will need to be prepared.

¹³¹ This does not include dentist provision

¹³² Taken to be a village hall, community hall, community centre, active place of worship, or similar.

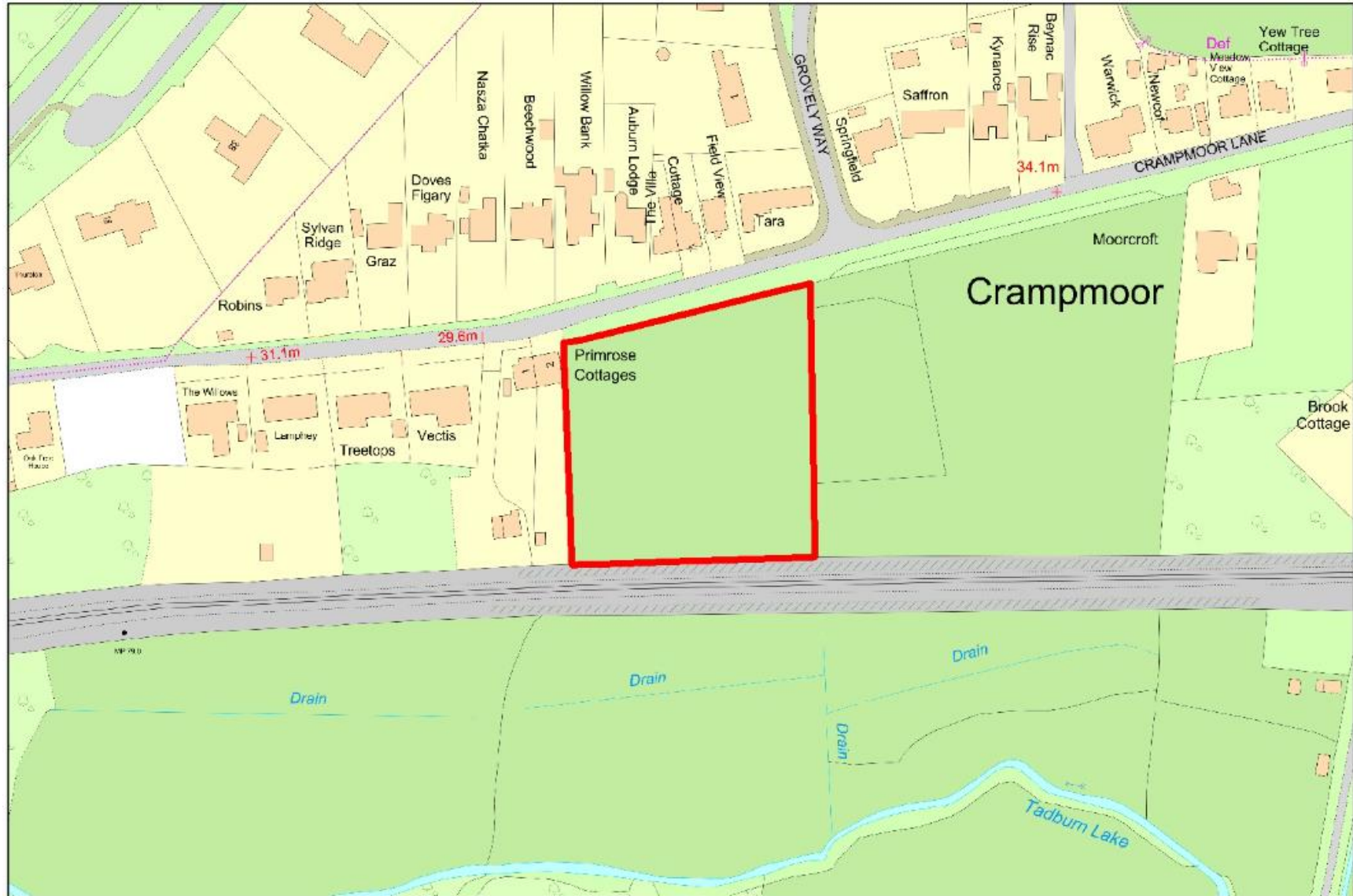
SA Objective	Criteria	Performance	Commentary	
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF	The site does not comprise 'best or most versatile' agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site falls within a minerals and waste consultation area or minerals resource area.
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	Part of site is within flood zones 2 and 3, with the remainder of the site at risk of flooding from ground water.

SA Objective	Criteria	Performance		Commentary
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	O	No change in air quality	The proposed development of c10 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	<ul style="list-style-type: none"> • A small rectangular site, with the railway line running directly to the south. The site is accessible from the relatively quiet Crampmoor Lane. • The site is visible through a field gate on the well-treed and vegetated northern boundary, defined by a mature treeline with understory. Treelines often define the site horizons. • The site is relatively well enclosed, with treelines to the north and east, and trees/woodland along the railway line to the south. • Moderate levels of tranquillity due to limited road noise and trees to boundaries, albeit with the train line running immediately adjacent to the site to the south. • Topography falls from the northern edge south towards the railway line. • The western boundary abuts the boundary of a single dwelling house to the west, with its garden extending along the western site boundary. • The site has a relatively strong relationship to the existing settlement edge. Any development of the site would see a minor extension of this ribbon development which leads east from The Straight Mile road.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+	Has the potential to relate positively to the existing settlement and settlement edges	The western and northern boundaries of the site are immediately adjacent to the settlement boundary of Romsey and is otherwise located within and surrounded by countryside.

SA Objective	Criteria	Performance	Commentary
		and/or surroundings/context.	
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○ The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	The site is not located within a Local Gap and is unlikely to result in the physical or visual coalescence of Romsey with any other settlement.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○ The development of this site would have no effect on the historic environment.	There are not heritage assets within the proximity of the site which would be impacted by development on site.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+ An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	The development of this site would have no effect on archaeological assets.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with	- The development has the potential to result in or contribute to indirect and or cumulative adverse	The site is within the zone of influence for the New Forest SPA recreation.

SA Objective	Criteria	Performance	Commentary
	relevant legislation and national policy?		effects on protected sites.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/-	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.
	C) Would development conserve and extend quality local green infrastructure provision?	?	Insufficient information available
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	-	For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases
Objective 12: Seek to maintain and improve	A) Is the site accessible to open space?	+/-	Distance to closest identified area of
			There is direct access to informal open space at Campion Drive from the site.

SA Objective	Criteria	Performance	Commentary
the health and wellbeing of the population		open space (informal, allotments, parks and gardens or children and teenagers) – 801 – 1600m	
	B) Is the site accessible to sports facilities?	- Distance to any sports facility is more than 1600m	There is direct access to sports fields at Ganger Farm which has access to a pavilion on site.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	No adverse impacts identified.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	- Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise 	Site is immediately adjacent to railway line so affected by railway noise.
Commentary / Summary: Small site located on the edge of Romsey affected by floodrisk and rail noise. Site too small to allocate with constraints taken into account.			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land South of Flexford Road, Valley Park
Site reference / SHELAA No: / Submission Date	SHELAA 246 (2017)
Site area	18.6
Promoted Housing Capacity	400
Officer Assessed Housing Capacity	350
Employment uses (Y/N)	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	The site is promoted for c400 dwellings with no specific reference to housing type or needs group.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses are proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	+	A strategic employment site lies between 1600m and 5km distance. Alternatively, the site is within 400m of a bus stop or train station providing a frequent* service to a	The site is 3.3km from Chandlers Ford Industrial Estate and 4.15km from the Abbey Park Industrial Estate. The site is connected by an infrequent bus service, nearest bus stop is Katrine Crescent (Knightwood Road) which is approximately 1.1km distance from the site.

SA Objective	Criteria		Performance	Commentary
			strategic employment site.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is connected by an infrequent bus service, nearest bus stop is Katrine Crescent (Knightwood Road) which is approximately 1.1km distance from the site. The site is approximately 6.7km from Romsey Town Centre.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	-	The site is within 1.6 km to 5km distance	The site is approximately 2km from the Dragonflies Day Nursery.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is approximately 1.4km from the Knightwood Primary School (Knight wood Road).
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	The site is approximately 4.5km from the Thornden School, Chandlers Ford.
	D) Is the site accessible to a Convenience Store**** including at a	-	The site is within 1.6 to 5km distance	The site is approximately 3km from Tesco Express Chandlers Ford and 2km from the Co-op Food, North Baddesley.

SA Objective	Criteria	Performance	Commentary	
	Local/District/Town Centre?			
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹³³ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is approximately 3km from the Knightwood Surgery and 6.9km from Southampton Hospital.
	F) Is the site accessible to a community facility ¹³⁴ ?	-	The site is within 1.6 to 5km distance	The site is 2.4km from the North Baddesley Village Hall.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	-	No bus route or railway station in vicinity (800m) or there may be major barriers to accessing these services.	The site is connected by an infrequent bus service, nearest bus stop is Katrine Crescent (Knightwood Road) which is approximately 1.1km distance from the site.
	I) Is the site able to connect to the highway?	+	No access constraints	There is potential for direct site access to be achieved from Flexford Road subject to transport access assessment outputs, ecology assessment and impact on hedgerows and trees.
Objective 4: Encourage the efficient use of land	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.

¹³³ This does not include dentist provision

¹³⁴ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

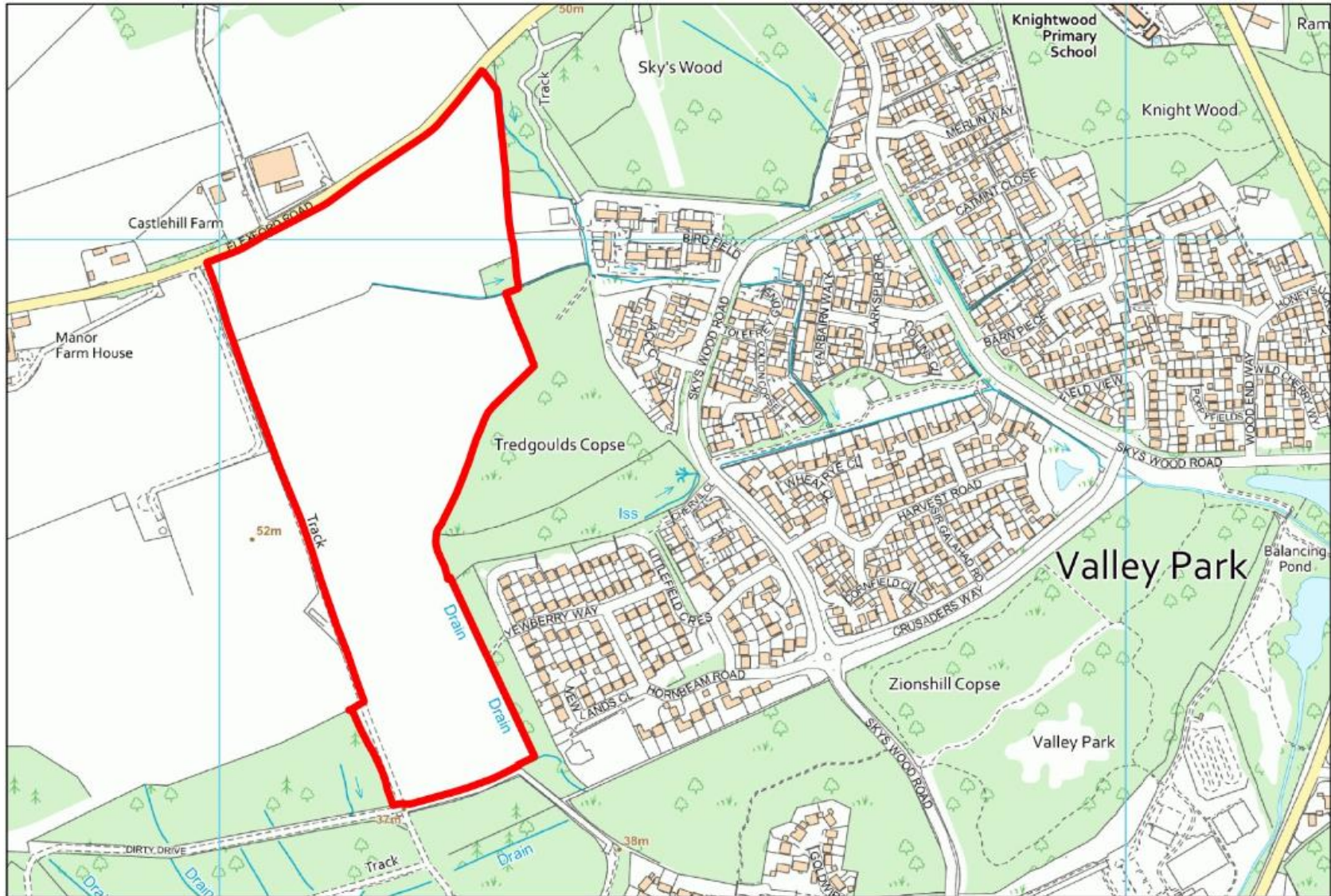
SA Objective	Criteria	Performance	Commentary	
and conserve soil resources.	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF.	The site does not comprise 'best or most versatile agricultural land' as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The majority of the site falls within a minerals consultation area for superficial sand and gravel.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The whole of the site is outside source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is unlikely to be susceptible to groundwater flooding at ground level.	The site is in floodzone 1 with some small areas of the site to the north susceptible to surface water flooding. The site is of limited susceptibility to groundwater flooding.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	The proposed development of c400 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.

SA Objective	Criteria	Performance		Commentary
				At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.	The site does not have an impact on designated landscapes. The site is within the Bourne Valleys landscape type area. The site is located in the designated local gap area between Valley Park and North Baddesley. A site of 18.6ha would have a significant impact on narrowing the gap between Valley Park and North Baddesley.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	-	Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	The site is located almost adjacent to the settlement boundary of Valley Park but separated by areas of woodland including Tredgoulds Copse to the east and Hogtrough wood to the south. To the west and north of the site are open fields in agricultural use. The site is in open countryside and in an area with a rural feel.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence	The site is located in the designated local gap area between Valley Park and North Baddesley. A site of 18.6ha would have a significant impact on narrowing the gap between Valley Park and North Baddesley.
Objective 9: Conserve and, where possible, enhance the historic environment and the	A) Is development likely to conserve or enhance the significance of heritage assets, their setting,	-	The development has the potential to impact on the significance of a heritage asset but	There are listed buildings located to the west of the site at Manor Farm House where consideration would need to be given to impact on setting.

SA Objective	Criteria		Performance	Commentary
significance of heritage assets	and the wider historic environment?		this is likely to be of less than substantial harm	
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets.	Additional information needed to clarify the potential effects on archaeological assets.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	--	The development has the potential to result in significant harm to and/or direct losses of protected sites.	The site abuts Tredgoulds Copse to the east and Hogtrough wood to the south which are designated ancient woodland and SINC. The appropriate buffers would need to be applied to the site which would reduce development potential. The site is within the New Forest Recreation zone where mitigation and SANG would be required. The site is within the Solent nutrients zone where mitigation would also be required.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	-	The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.	There are mature hedgerows along the northern boundary of the site and there are also mature hedgerows and trees within the northern part of the site which are capable of supporting protected species. A phase 1 ecological survey would be required to determine the value of habitats and species on site. Without a site layout / indicative master planning ability to achieve BNG is uncertain. The site is adjacent to LEN opportunity areas where it may be possible to establish linkages / enhancements.
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	There are mature hedgerows along the northern boundary of the site and there are also mature hedgerows and trees within the northern part of the site which are capable of supporting protected

SA Objective	Criteria	Performance		Commentary
				species. Without illustrative masterplanning it is not possible at this stage to determine the impact on GI.
	D) Would development affect protected and unprotected trees?	-	The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site	There are mature trees within the northern part of the site which (subject to tree survey) are likely to be retained. The site also abuts ancient woodland to the eastern and southern boundaries which will constrain development potential.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	The site is located adjacent to the settlement boundary of Valley Park with access to services and amenities in Valley Park and North Baddesley. However, services and facilities are some distance away and the site is not connected by a frequent bus service. Development of the site has the potential to adversely impact ancient woodland, mature trees and hedgerows. The site is relatively unconstrained in terms of flood risk.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	-	Distance to identified area of open space (informal, allotments, parks and gardens or children and teenagers) greater than 1600m	The site is approximately 2.2km from the North Baddesley Sports Ground and 3km from the Knightwood Leisure Centre and Sports Ground.
	B) Is the site accessible to sport facilities?	-	Distance to any sports facility is more than 1600m	The site is approximately 2.2km from the North Baddesley Sports Ground and 3km from the Knightwood Leisure Centre and Sports Ground.
	C) Would development support the retention and /	-	The development of the site has the	There is a public right of way running through the north of the site which would need to be retained.

SA Objective	Criteria		Performance	Commentary
	or enhancement of access and rights of way to the countryside?		potential to impede/reduce access to the countryside and / or the availability of/access to public rights of way.	The character of the PROW would likely alter as a result of the proposed development.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	+	<p>No part of the site is likely to include any areas identified as likely to be exposed to:</p> <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or • industrial and commercial noise. 	No significant impacts from noise.
Commentary / Summary:				
<p>Site located adjacent to the settlement boundary of Valley Park, in open countryside with limited access to services and amenities in Valley Park and North Baddesley and not connected to a frequent bus service near the site. The site abuts protected woodland to the east and south and does not relate well to the settlement boundary of Valley Park. The site is also located in the designated local gap area between Valley Park and North Baddesley. A site of 18.6ha would have a significant impact on narrowing the gap between Valley Park and North Baddesley. The site also abuts Tredgoulds Copse to the east and Hogtrough wood to the south which are designated ancient woodland and SINC.</p>				



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land south of Highwood Lane
Site reference / SHELAA No: / Submission Date	SHELAA 370
Site area	13Ha
Promoted Housing Capacity	400
Officer Assessed Housing Capacity	335
Employment uses (Y/N)	N

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No information provided.	Site is promoted for a mixed-use development with c400 dwellings with no specific reference at this stage to specific groups or housing type. The promotion does mention potential for self-build, but not actively promoted as a self-build site.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	O No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++ The site is within 1600m distance of a strategic employment site.	The nearest strategic employment site is Abbey Park Industrial Estate which is within 1.6km of the site although not connected to this site by a regular bus service.
	C) Is there connection to high quality broadband?	++ High quality connectivity (of at least 24 mbps) is available in close proximity to the site	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.

SA Objective	Criteria	Performance	Commentary
	D) Is the site accessible to Andover or Romsey Town Centres?	- There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is 2.8km from Romsey Town Centre and is not connected by a frequent bus service.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/- The site is within 800m to 1.6km distance	The site is within 1km from an early years education provider at Chatterbox Community Pre-School the route is accessible by footpath.
	B) Is the site accessible to a Primary School?	+/- The site is within 800m to 1600m distance	The site is within 1km of Halterworth Primary School the route is accessible by footpath.
	C) Is the site accessible to a Secondary School?	- The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum)	The site is within 2km from a secondary school (The Mountbatten School), the route is accessible by footpath.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/- The site is within 800m to 1.6km distance	The site is within 950m from Welcome Romsey, Saxon Way; the route is wholly accessible by footpath.
	E) Is the site accessible to a Primary healthcare	- The site is within 1.6 to 5km distance	The site is over 1.6km from the nearest GP surgery (Abbeywell, Nightingale Surgery).

SA Objective	Criteria	Performance	Commentary
	facility (GP, Health Centre or Hospital) ¹³⁵ ? [this does not include dentist provision]		
	F) Is the site accessible to a community facility ¹³⁶ ?	+/- The site is within 800m to 1.6km distance	The site is within 1.1km from Woodley Village Hall, the route is accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	++ Direct access to cycleways and/or footpath networks	Direct access to the cycleway and footpath network is achievable, there are several routes available from this location.
	H) Is the site accessible to a bus or rail service?	+ Within 400m of an infrequent bus route or railway station to major destinations	The site is 280m from Hestia Close bus stop which has an infrequent service towards Romsey.
	I) Is the site able to connect to the highway?	- Potential access constraints	There is an existing site entrance with direct access onto Highwood Lane, transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	- The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	+/- The site includes some best or most versatile agricultural land but not the majority# of the site (ie less than half of the site)	Part of the site does comprise 'best or most versatile' agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	+/- Site includes land within a mineral consultation area.	The site does fall within a minerals and waste consultation area or minerals resource area.

¹³⁵ This does not include dentist provision

¹³⁶ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

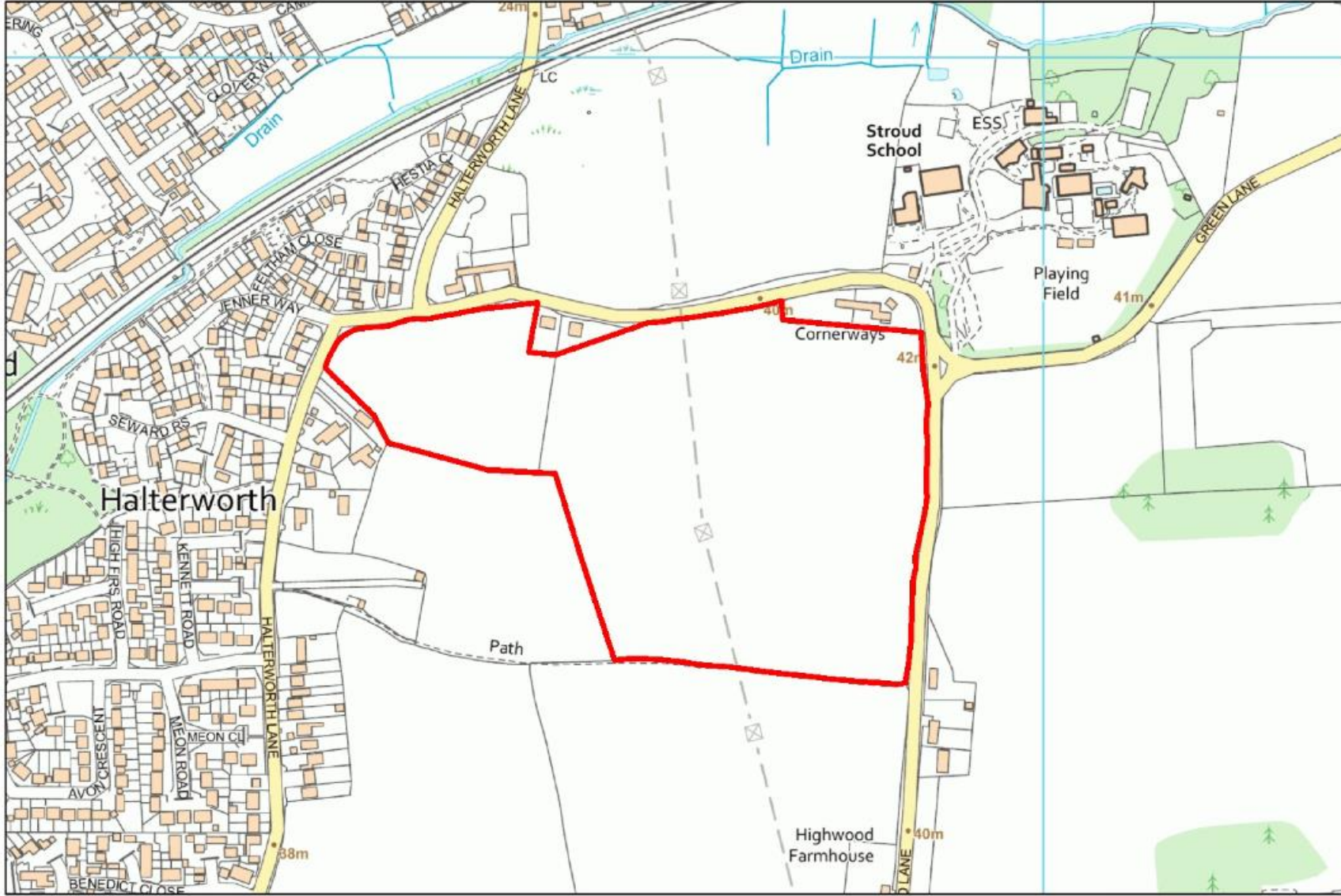
SA Objective	Criteria	Performance		Commentary
	D) Does it include a former landfill site?	O	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	The site is within flood zone 1, however a majority of the site is at limited risk of flooding from ground water.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	?	There is potential for change in air quality and requires further consideration	The proposed development of c400 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. The effect on air quality in terms of AQMA in adjoining authority areas would need to be explored further in terms of potential cumulative effects.
Objective 8: Conserve and, where possible, enhance the Borough's landscape,	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	<ul style="list-style-type: none"> • Land cover is defined by mixed farmland made up of medium size arable and pasture fields. An area of turf production (fine turf) is also visible from the PRoW. • A PRoW footpath dissects the site centrally east-west, providing recreational value. Fences, gates and barns

SA Objective	Criteria	Performance	Commentary	
townscapes and settlement character			<p>along or visible from the PRow are generally in poor, dilapidated condition.</p> <ul style="list-style-type: none"> • A field network defined by gappy hedgerows and old hedgerow trees, and the flat topography, results in open views across large sections of the site as one travels along the footpath. • Residential development within Romsey abuts the site to the west, creating a strong connection with the settlement edge, with built form perceptible beyond tree-lined boundaries. • Pylons cross the open field, creating notable urbanising and visually intrusive features. • Mostly treed horizons, with occasional rooflines / houses at the site edge, and pylons, reducing the sense of naturalness and lowering sensitivity 	
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	The north western edge of the site is immediately adjacent to the Romsey settlement boundary and is located within the countryside.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence	The site is located within a Local Gap this could impact on the distinction / separation between settlements of North Baddesley and Romsey.

SA Objective	Criteria	Performance		Commentary
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	0	The development of this site would have no effect on the historic environment.	There are not heritage assets within the proximity of the site which would be impacted by development on site.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	Limited archaeological potential, further detailed assessment not required for allocation but at planning application stage.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is within the zone of influence for the New Forest SPA recreation.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	-	The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.	Hedgerows around the boundaries of the site No ecological network identified within the site
	C) Would development conserve and extend	?	Insufficient information available	Site is currently grassland, possible that development could extend green infrastructure provision.

SA Objective	Criteria	Performance	Commentary
	quality local green infrastructure provision?		
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	-	For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m
	B) Is the site accessible to sports facilities?	-	Distance to any sports facility is more than 1600m
	C) Would development support the retention and / or enhancement of access	+/-	The development of the site is likely to retain the provision of public rights of way
			No adverse impacts identified.

SA Objective	Criteria	Performance	Commentary
	and rights of way to the countryside?	<div style="background-color: #fff9c4; padding: 2px;"> but the character of such routes is likely to alter as a result of the development. </div>	
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	<div style="background-color: #90ee90; padding: 2px; text-align: center;">+</div> No part of the site is likely to include any areas identified as likely to be exposed to: <ul style="list-style-type: none"> night time road traffic noise >50 dB(A) L_{night}; night time railway train noise >50 dB(A) L_{night}; or industrial and commercial noise 	No significant adverse impacts identified.
<p>Commentary / Summary: This site is located with reasonable accessibility to essential services and amenities in Romsey. The site forms part of wider land promotion with adjoining SHLEAA sites 'Land South of Highwood Lane' (370, 139, 356 and 282). Site located in a Local Gap but otherwise relatively unconstrained. Site not proposed for allocation at this stage as there are alternative sites in Romsey that relate better to the settlement and better connected to services and facilities.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Land south of Hoe Lane, North Baddesley
Site reference / SHELAA No: / Submission Date	SHELAA 255
Site area	1.84Ha
Promoted Housing Capacity	50
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N)	N

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No information provided.	Site is promoted for a mixed-use development with c50 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	0 No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	+ A strategic employment site lies between 1600m and 5km distance. Alternatively, the site is within 400m of a bus stop or train station providing a frequent* service to	The nearest strategic employment site is Test Valley Business Park which is between 1.6 and 5km away although not connected to this site by a regular bus service.

SA Objective	Criteria	Performance	Commentary
			a strategic employment site.
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site
	D) Is the site accessible to Andover or Romsey Town Centres?	+	The site is within 400m of a bus service to Town Centres and/or within 1600m of a Town Centre (overall journey time, door to door, of less than 1 hour).
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1.6km distance
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).

SA Objective	Criteria	Performance	Commentary	
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 800m from Co-op Food, Ringwood Drive; the route is wholly accessible by footpath.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹³⁷ ? [this does not include dentist provision]	+/-	The site is within 800m to 1.6km distance	The site is within 1.3km from the nearest GP surgery (North Baddesley Health Centre), the route is wholly accessible by footpath.
	F) Is the site accessible to a community facility ¹³⁸ ?	+/-	The site is within 800m to 1.6km distance	The site is within 1.2km from North Baddesley Community Centre, the route is accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access to cycleways and/or footpath networks	Direct access to the cycleway and footpath network is achievable, there are several routes available from this location
	H) Is the site accessible to a bus or rail service?	+/-	Within 800m of limited bus route or railway station to major destination	The site is 550m from Meadow Close bus stop which has a frequent service between Romsey and Southampton (Bluestar 4).
	I) Is the site able to connect to the highway?	+	No access constraints	There is an existing site entrance with direct access onto Hoe Lane, transport strategy will need to be prepared.
	Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land
B) Will development result in the loss of best or most versatile agricultural land?		+/-	The site includes some best or most versatile agricultural land but not the	Part of the site does comprise 'best or most versatile' agricultural land as defined by the NPPF.

¹³⁷ This does not include dentist provision

¹³⁸ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

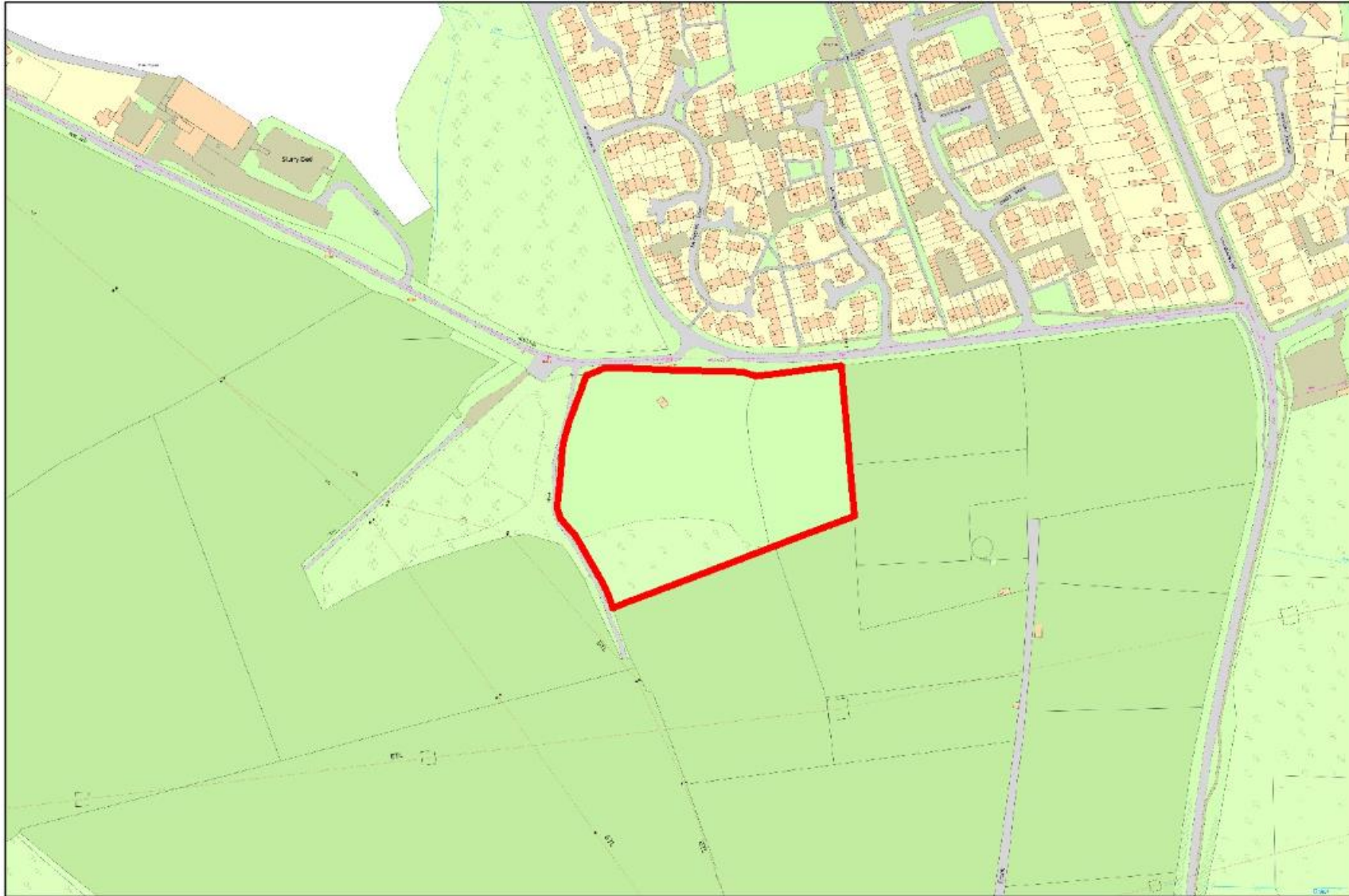
SA Objective	Criteria	Performance	Commentary	
			majority of the site (ie less than half of the site).	
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site does fall within a minerals and waste consultation area or minerals resource area.
	D) Does it include a former landfill site?	--	Site includes land that comprises a former landfill site – this comprises the majority of the site (over approximately 75%).	Site does include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The site is within flood zone 1, however the site is at limited risk of flooding from both ground and surface water.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of	O	No change in air quality	The proposed development of c50 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.

SA Objective	Criteria	Performance		Commentary
	national air quality objective levels?			
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	Mixed impact across site some positive/negative impacts likely or mixed sensitivity.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	The northern boundary of the site is immediately adjacent to the settlement boundary of North Baddesley and is otherwise located within and surrounded by countryside (COM2), the site would be the only development south of Hoe Lane.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	O	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	The site is not located within a Local Gap and is unlikely to result in the physical or visual coalescence of North Baddesley with any other settlement.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	-	The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm	To the east of the site is Chilworth Conservation area where consideration will need to be given to impact on views. To the west of the site is Toothill Scheduled Ancient Monument where there is potential to impact on views. There are some listed buildings located at Toothill but these are some distance away. The Broadlands Park registered park and garden is located to the west of the site but also some distance away.

SA Objective	Criteria	Performance	Commentary
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+ An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm.	Limited archaeological potential, further detailed assessment not required for allocation but at planning application stage.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	- The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	Ancient woodland and SINC are located to the east of Rownhams Lane and also to the south of the site where appropriate buffers need to be applied. There are also hedgerows around the site boundary that would need to be maintained. The site is within the New Forest recreation zone mitigation area, Solent SPA Recreation Impact zone and the Solent Nitrates mitigation zone.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	- The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.	Site includes a large area of local ecological network. There are hedgerows within the site. A significant part of the site is BAP priority habitat which may affect developable area.
	C) Would development conserve and enhance quality local green infrastructure provision?	- Site has the potential to result in the loss or harm to a form of local green infrastructure, including the loss of existing areas of established trees,	Development of the site could result in the loss of some existing woodland on site.

SA Objective	Criteria	Performance	Commentary
			green space, mature hedgerows or woodland.
	D) Would development affect protected and unprotected trees?	-	The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	-	For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases
			The site has limited access to local facilities and services, with others including GP surgery and secondary school further away. The site is a former landfill site, has existing mature trees and BAP priority habitat. These constraints are likely to significantly limit the development potential.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m
	B) Is the site accessible to sports facilities?	+	Distance to nearest indoor sports facility or pitches and pavilion/changing facility - 801 – 1600m
			There is direct access to informal open space and children's playground at Lavington Gardens within 800m proximity to the site. There is direct access to sports fields at North Baddesley Recreation Ground which has access to a pavilion on site.

SA Objective	Criteria	Performance	Commentary
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	No adverse impacts identified.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	- Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or • industrial and commercial noise 	The site is likely to be exposed to night time road traffic noise (50 – 55 dB9A) but this is not anticipated to affect the developable area of the site.
<p>Commentary / Summary: The whole of the site is a former landfill site which presents potential contamination issues for residential development proposed. The site has mature trees and BAP Priority habitat and further survey work is required to determine the impact on the deliverability of the site and developable area in view of these constraints. Overall site is highly constrained and offers limited potential for residential development.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land to north of King Edward Park/St James' Park/Wheelhouse Park, Baddesley Road
Site reference / SHELAA No: / Submission Date	SHELAA 295
Site area	2.4Ha
Promoted Housing Capacity	44 (C2)
Officer Assessed Housing Capacity	44 (C2)
Employment uses (Y/N)	N

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	+ Promotion of the site includes provision to meet a particular identified housing need e.g. specialised housing for older persons (C2)/ accessible / self and custom build plots	The proposed development includes 44 units of C2 supported living accommodation which would address a particular housing need in the Borough.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with	A) Is the site likely to increase future economic and employment opportunities?	o No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	+ A strategic employment site lies between 1600m and 5km distance. Alternatively, the site	The nearest strategic employment site is Chandlers Ford Industrial Estate, it is just over 1.6km from the site, but there is no public transportation between the site and any employment site.

SA Objective	Criteria	Performance	Commentary	
the availability of a skilled workforce				
	C) Is there connection to high quality broadband?	-	Limited or no connection (Less than 10mbps connection) is available in close proximity to the site	Poor quality connectivity (at less than 10 mbps) is available in close proximity to the site.
	D) Is the site accessible to Andover or Romsey Town Centres?	+	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	There is no public transport within 800m linking the site to Andover or Romsey Town Centres, Romsey is 8.7km from the site.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is over 800m from Little Delwood Kindergarten, there is a footpath along the entirety of the route.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is over 800m from Knightwood Primary School, there is a footpath along the entirety of the route.
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey	The site is over 1.6km from any Secondary School, there is also no direct bus route within 400m to a secondary school location.

SA Objective	Criteria	Performance	Commentary	
			time of 1 hour maximum).	
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is over 800m from Tesco Express, Ashdown Road; there is a footpath along the entirety of the route.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹³⁹ ? [this does not include dentist provision]	-	The site is within 1.6 to 5km distance	The site is over 1.6km from any health care provision.
	F) Is the site accessible to a community facility ¹⁴⁰ ?	+/-	The site is within 800m to 1.6km distance	The site is over 800m from The Hilt Community Centre; there is a footpath along the entirety of the route.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access to cycleways and/or footpath networks	There is direct access to the footpath network, which allows for good connections further afield .
	H) Is the site accessible to a bus or rail service?	+	Within 400m of an infrequent bus route or railway station to major destinations	Baddesley Bridge bus stop is 250m from the site with infrequent services to Eastleigh and North Baddesley.
	I) Is the site able to connect to the highway?	+	No access constraints	There are existing access points onto the site from Flexford Road, transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.

¹³⁹ This does not include dentist provision

¹⁴⁰ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
and conserve soil resources.	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF	The site does not comprise 'best or most versatile' agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site does fall within a minerals and waste consultation area or minerals resource area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is unlikely to be susceptible to groundwater flooding at ground level.	The site is within flood zone 1 with some areas of the site more susceptible to groundwater flooding.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	The proposed development of c44 C2 units would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.

SA Objective	Criteria	Performance		Commentary
				At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	0	No negative impact on the landscape character	Overall landscape sensitivity of the parcel to change arising from the development scenario is judged to be Low. This is due to the commonplace nature of landscape elements and localised nature of landscape value, allied to the simplicity of landscape character and extent of visual containment.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	The eastern boundary of the site is adjacent to the settlement boundary of Ampfield and is otherwise located within and surrounded by countryside.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	0	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	The site is located within a Local Gap but in the context of existing surrounding development there is no further impact to erode the integrity of the gap.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	0	The development of this site would have no effect on the historic environment.	There are no heritage assets within the proximity of the site which would be impacted by development on site.

SA Objective	Criteria	Performance	Commentary
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+ An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	Limited archaeological potential, further detailed assessment not required for allocation but at planning application stage.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	- The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites	The site is within the zones of influence for the New Forest SPA recreation.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	- The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.	There are no network opportunity areas within the site, there are hedgerow along the southern boundary. The site is immediate adjacent to SSSI/Ancient Woodland where a 50m buffer area is required.
	C) Would development conserve and enhance quality local green infrastructure provision?	? Insufficient information available	The whole site is within a local gap and surrounded by local ecological networks so consideration will need to be given to how these aims and objectives are achieved with the development
	D) Would development affect protected and unprotected trees?	- The intensity of site development is likely to be constrained by the presence of protected or	There is Ancient Woodland, TPO and unprotected trees adjacent to the site. A 50 m buffer is required to the Ancient Woodland.

SA Objective	Criteria	Performance	Commentary
		unprotected trees, either on or adjacent to the site	
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/- Site performed positively in relation to at least 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	The site has mixed access to local facilities and services, with others including shops, GP surgery and secondary school further away. The developable area of the site is constrained to a degree by Ancient Woodland.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+ There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m	There is direct access to Flexford Nature Reserve which allows for access to walking paths in the countryside.
	B) Is the site accessible to sports facilities?	- Distance to any sports facility is more than 1600m	There is direct access to sports facilities at Knightswood Leisure Centre which has access to a pavilion on site this is over 1.6km from the site.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	No adverse impacts identified.
	D) Would development of the site be able to minimise the risk of	+ No part of the site is likely to include any areas identified as	The site is in close proximity to a railway line, the night noise GIS layer does not suggest the site would be impacted by noise pollution levels from the railway

SA Objective	Criteria	Performance	Commentary
	exposing people to inappropriate levels of noise pollution?	<div style="background-color: #92d050; width: 15px; height: 100%; display: inline-block; vertical-align: middle;"></div> likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or • industrial and commercial noise 	
<p>Commentary / Summary: Sustainable site located on the eastern edge of Ampfield adjacent to Chandlers Ford. Provides the opportunity to deliver 44 C2 units contributing towards Borough wide need. Ancient Woodland adjacent to western site boundary where appropriate buffer needs to be applied. Access achieved off the Baddesley Road. Site within designated Local Gap but does not further diminish the integrity of the gap.</p>			



Site Appraisal

Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address:	Land West of Houghton Road
Site reference / SHELAA No: / Submission Date	SHELAA 236 (2019)
Site Area	55 (10ha developable)
Promoted Housing Capacity	150 - 300
Officer Assessed Housing Capacity	150
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information	The site is promoted for c150 – 300 dwellings on 10ha of the site (2019 Tetra Tech). In the latest submission no specific reference is made to specific housing types or needs group. The original 2017 SHELAA (WYG) submission was accompanied by a promotional document setting out 2 options with a range of 750 – 800 dwellings on approximately 50% of the site.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses proposed with latest submission.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	-	The site is over 400m from a bus stop/route providing a bus service to a strategic employment site and over 5km distance	The site is 13.7km from West Portway Industrial Estate, Andover which is not connected by a frequent bus service from Stockbridge.

SA Objective	Criteria	Performance	Commentary	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	Ultrafast broadband is available in this location with speeds in excess of 24Mbps.
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is approximately 650m from Stockbridge Town Hall bus stop with infrequent services to Romsey.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is approximately 1.3km from Stockbridge Pre School.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is 1.2km from Stockbridge Primary School.
	C) Is the site accessible to a Secondary School?	++	The site is within 1600m distance with direct** access to footpaths and/or cycleways.	The site is adjacent to Test Valley School.
	D) Is the site accessible to a Convenience Store**** including at a	+/-	The site is within 800m to 1.6km distance	The site is 0.9km from the Co-operate foodstore Stockbridge.

SA Objective	Criteria	Performance		Commentary
	Local/District/Town Centre?			
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹⁴¹ ? [this does not include dentist provision]	+/-	The site is within 800m to 1.6km distance	The site is 1km from The Surgery, Stockbridge.
	F) Is the site accessible to a community facility ¹⁴² ?	+	The site is within 800m distance with indirect*** access to footpaths and/or cycleways	The site is approximately 800m from Stockbridge Town Hall.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	+/-	Within 800m of limited bus route or railway station to major destination	The site is approximately 650m from Stockbridge Town Hall bus stop with infrequent services to Romsey.
	I) Is the site able to connect to the highway?	+	No access constraints	The site promotion includes 3 potential site access options from the accompanying concept plans from Houghton Road, A30 and Roman Road. The feasibility of these site access options requires further assessment through a transport access assessment.

¹⁴¹ This does not include dentist provision

¹⁴² Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF.	The site does not comprise 'best or most versatile' agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The eastern half of the site is within a minerals consultation area for superficial sand and gravel.
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	The site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) The site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The whole of the site is outside source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater	The site is located in floodzone 1 with the exception of a small incursion of floodrisk into the site on the eastern boundary and south of Boundary House (when applying the climate change scenarios) which would require further examination through an FRA using the latest SFRA data. Within the eastern half of the site there is susceptibility to ground water flooding at ground level.

SA Objective	Criteria	Performance		Commentary
			flooding at the surface.	
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No likely effect on air quality	<p>The proposed development of c150 - 300 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.	<p>The site does not impact upon designated landscapes and is located within the open chalklands landscape character area.</p> <p>Site is within an area of high landscape sensitivity with potential for significant effects.</p> <p>The site promotion makes reference to landscape assessment work that has been undertaken to inform the location of development within the site.</p> <p>Land rises from east to west. The site promotion proposes that development runs along the site contours with landscaping in-between. The proposal is to contain development below the ridgeline of Meon Hill which is topped with mature woodland belts thereby ensuring that development will not be visible in the open chalk downland beyond.</p>

SA Objective	Criteria		Performance	Commentary
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	-	Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	<p>Stockbridge is highly constrained in terms of ecology and floodrisk. The focus of the settlement is along the Stockbridge High Street due to these historic constraints. There are limited potential opportunities for new development outside the floodzone restricted to east of the A30 and west of the High Street and the River Test.</p> <p>The northern site boundary abuts the Test Valley School and the northern end of Houghton Road as it joins the High Street. Existing development along the Houghton Road is linear and low density. A development of 150 – 300 dwellings in this location would significantly alter the settlement pattern and constitute a major extension to the settlement which is out of scale. It also would not relate well to the character of the adjoining Stockbridge conservation area. There may be potential for a much more limited residential scheme limited to the northern part of the site immediately adjacent to the settlement boundary (Mainly associated with site 237).</p>
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	--	The site results in the coalescence of settlements in a way that adversely affects settlement identity.	The site extends along the Houghton Road and raises issues of coalescence with Houghton.
Objective 9: Conserve and, where possible, enhance the historic	A) Is development likely to conserve or enhance the	--	The development has the potential to impact on the	The site is adjacent to the Stockbridge Conservation Area and a large scale of development of this type and location is unlikely to complement the

SA Objective	Criteria	Performance	Commentary	
environment and the significance of heritage assets	significance of heritage assets, their setting, and the wider historic environment?		significance of a heritage asset that has the potential to result in substantial harm or loss of heritage assets	<p>Conservation Area. There are also a number of listed buildings along the High Street and south of the site in North Houghton whose setting may be adversely affected. A heritage assessment will be required to review impact in detail.</p> <p>To the south east of the site is Marsh Court listed building and Registered Park and Garden. Views across the valley from the site to the listed building and registered park and garden should not be adversely affected. Impact on these heritage assets was included as one of the reasons for refusal for application 13/02790/FULLN.</p>
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets.	Additional information needed to clarify the potential effects on archaeological assets.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	<p>The River Test SSSI is located directly to the east of the site where there is potential for significant adverse impacts. There are also a number of parcels of SINC and ancient woodland in the surrounding area where there is potential for cumulative indirect impacts.</p> <p>The majority of the site is within the New Forest mitigation zone with the exception of land surrounding the Test valley School. The site is also within the Mottisfont bats SAC foraging zone and the Solent Nitrates Mitigation zone.</p>
	B) Will the development conserve habitats and	+	Development would be likely to conserve	Land within the Test Valley river corridor SSSI to the east is part of the statutory LEN where adverse

SA Objective	Criteria		Performance	Commentary
	species, achieve net gains for biodiversity and enhance the local ecological network?		habitats and species and would conserve the local ecological network.	impacts will need to be avoided. There are LEN opportunity areas adjoining the site where there is potential to create linkages. There are also realistic opportunities for BNG on site (developable area proposed as 10ha of over 50ha). Ecological surveys will need to be reviewed to assess impact on species and habitats on site.
	C) Would development conserve and extend quality local green infrastructure provision?	+	Promotion of the site includes provision that would enable the conservation and enhancement of green infrastructure.	There are some trees within the site and on the site boundary but these are likely to be retained. Concept masterplanning includes enhancement to GI.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	Likely that development can be brought forward without tree loss. However, if site access is achieved from Roman Road it will need to be confirmed that this can be achieved without the loss of mature trees.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	The site is adjacent to the tier 2 settlement of Stockbridge which provides good access to services and amenities and connectivity to those further afield in Romsey. A small area of land to the eastern boundary is affected by floodrisk when climate change scenarios are taken into account. The site is adjacent to sensitive habitats including the River Test SSSI where there is potential for adverse impacts. There are also a number of parcels of SINC and ancient woodland in the surrounding area where there is potential for cumulative indirect impacts.

SA Objective	Criteria	Performance		Commentary
				There is potential for BNG to be delivered on site and GI enhanced.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+/-	Distance to closest identified area of open space (informal, allotments, parks and gardens or children and teenagers) – 801 – 1600m	The site is approximately 1km from open space located at Stockbridge Recreation Ground.
	B) Is the site accessible to sport facilities?	+	Distance to nearest sports facility or pitches and pavilion/changing facility - 801 – 1600m	The site is approximately 1km from Stockbridge Recreation Ground.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	There is a PROW adjoining the northern site boundary (west of Roman Road and Test Valley School) which would be retained but the character of the route may be affected. There is also a PROW adjoining the southern boundary of the site which would also be retained but character of route may be affected.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	+	No part of the site is likely to include any areas identified as likely to be exposed to: <ul style="list-style-type: none"> night time road traffic noise >50 dB(A) Lnight; 	No significant issues.

SA Objective	Criteria	Performance	Commentary
		<ul style="list-style-type: none"> • night time railway train noise >50 dB(A) L_{night}; or • industrial and commercial noise. 	
Commentary / Summary:			
<p>This greenfield site is adjacent to the tier 2 settlement of Stockbridge which provides good access to services and amenities and connectivity to those further afield in Romsey. The northern site boundary abuts the Test Valley School and the linear, low-density development along the northern end of Houghton Road (as it meets Stockbridge High Street). A development of 150 – 300 dwellings in this location would significantly alter the settlement pattern and constitute a major extension to the settlement which is out of scale. It also would not relate well to the character of the adjoining Stockbridge conservation area. The site extends along the Houghton Road and raises issues with coalescence with Houghton. A small area of land to the eastern boundary is affected by floodrisk when climate change scenarios are taken into account. The site is adjacent to sensitive habitats including the River Test SSSI where there is potential for adverse impacts. There are also a number of parcels of SINC and ancient woodland in the surrounding area where there is potential for cumulative indirect impacts.</p>			



Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Land West of Test Valley School, Stockbridge
Site reference / SHELAA No: / Submission Date	SHELAA 237 (2017)
Site area	3.4 (3ha developable area)
Promoted Housing Capacity	46
Officer Assessed Housing Capacity	46
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information	The site is promoted for c46 dwellings on 3ha of the 3.4ha site. Application 13/02790/FULLN (Erection of 46 dwellings and associated works, school access and parking) was refused for 7 reasons including countryside policy, impact on the character of the area and impact on Marsh Court and garden (listed building).
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	-	The site is over 400m from a bus stop/route providing a bus service to a	The site is 13.7km from West Portway Industrial Estate, Andover which is not connected by a frequent bus service from Stockbridge.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses are proposed.

SA Objective	Criteria	Performance	Commentary	
diverse economy, with the availability of a skilled workforce			strategic employment site and over 5km distance from a strategic employment site and/or there are major barriers to sustainable movement.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	Ultrafast broadband is available in this location with speeds in excess of 24Mbps.
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is approximately 650m from Stockbridge Town Hall bus stop with infrequent services to Romsey.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of	A) Is the site accessible to early years education provision?	+/-	The site is within 800m to 1.6km distance	The site is approximately 1.3km from Stockbridge Pre School.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is 1.2km from Stockbridge Primary School.
	C) Is the site accessible to a Secondary School?	++	The site is within 1600m distance with direct** access to footpaths and/or cycleways.	The site is adjacent to Test Valley School.

SA Objective	Criteria	Performance		Commentary
sustainable modes of travel	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is 0.9km from the Co-operate foodstore Stockbridge.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹⁴³ ? [this does not include dentist provision]	+/-	The site is within 800m to 1.6km distance	The site is 1km from The Surgery, Stockbridge.
	F) Is the site accessible to a community facility ¹⁴⁴ ?	+	The site is within 800m distance with indirect*** access to footpaths and/or cycleways	The site is approximately 800m from Stockbridge Town Hall.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	+/-	Within 800m of limited bus route or railway station to major destination	The site is approximately 650m from Stockbridge Town Hall bus stop with infrequent services to Romsey.
	I) Is the site able to connect to the highway?	-	Potential access constraints	There is potential for site access to be achieved directly from Roman Road. Access options are constrained by existing residential development at Roman Road and trees. Any requirement to enhance the access road (also serving Test Valley School)

¹⁴³ This does not include dentist provision

¹⁴⁴ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
				would also need the agreement of HCC as Local Education Authority.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF.	The site does not comprise 'best or most versatile' agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	○	Site does not lie within a mineral consultation area.	Site does not lie within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) The site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The whole of the site is outside source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited	The site is located in floodzone 1 and is of limited susceptibility to groundwater flooding.

SA Objective	Criteria		Performance	Commentary
the public, economy and environment			susceptibility to groundwater flooding	
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No likely effect on air quality	<p>The proposed development of c46 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.	<p>Development of this site has no impact on designated landscapes.</p> <p>The site is located in an area of high landscape sensitivity where there is potential for significant affects subject to layout, design and landscaping.</p> <p>The site promotion refers to landscaping assessment work that has been undertaken to inform the location and extent of development on the site. Work has been undertaken to assess impact on the Conservation area and listed buildings including Marsh Court (impact on setting).</p>
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential	The eastern boundary of the site abuts the settlement boundary, Test Valley School and residential development at Roman Road. The Stockbridge Conservation Area is located to the east of the school and Roman Road where impact on setting will need to be considered. Given the impact of the Test Valley

SA Objective	Criteria	Performance	Commentary
		positive and negative impacts.	School and existing residential development at Roman Road there is potential for a low density and small scale housing scheme with appropriate landscaping to form a positive relationship to the settlement edge.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○ The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	The site is located adjacent to the settlement boundary adjacent to Roman Road and the Test Valley School. Development of the site would extend the settlement boundary to the west. However, development of this scale and location does not have a significant impact on settlement distinction or coalescence.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	-- The development has the potential to impact on the significance of a heritage asset that has the potential to result in substantial harm or loss of heritage assets	<p>The Stockbridge Conservation Area is located to the east of the school and Roman Road where impact on setting will need to be considered. Given the impact of the Test Valley School and existing residential development at Roman Road there is potential for a well-designed, low density and small scale housing scheme with appropriate landscaping to form a positive relationship to the settlement edge and conservation area.</p> <p>To the south east of the site is Marsh Court listed building and Registered Park and Garden. Views across the valley from the site to the listed building and registered park and garden should not be adversely affected. Impact on these heritage assets was included as one of the reasons for refusal for application 13/02790/FULLN. There are also a number of listed buildings along Stockbridge High Street and south of the site in North Houghton whose setting may be adversely affected. A heritage</p>

SA Objective	Criteria	Performance	Commentary
			assessment will be required to review impact in detail.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+	Development would be likely to conserve habitats and species and would conserve the local ecological network.
	C) Would development conserve and extend quality local green infrastructure provision?	?	Insufficient information available
			The River Test SSSI is located to the east of the site where there is potential for significant adverse impacts. There are also a number of parcels of SINC and ancient woodland in the surrounding area where there is potential for cumulative indirect impacts. The site is outside the New Forest mitigation zone. The site is within the Mottisfont bats SAC foraging zone and the Solent Nitrates Mitigation zone.
			Land within the Test Valley river corridor SSSI to the east is part of the statutory LEN where adverse impacts will need to be avoided. There are LEN opportunity areas adjoining the site where there is potential to create linkages. The site is in agricultural use and there are realistic opportunities for BNG on site. Ecological surveys will need to be reviewed to assess impact on species and habitats on site.
			The site boundary is heavily treed and a tree survey will be required to determine the value of trees on site and the ability to achieve site access without the loss of mature trees. The remainder of the site is in agricultural use and redevelopment would not have a significant impact on GI.

SA Objective	Criteria	Performance	Commentary
	D) Would development affect protected and unprotected trees?	-	The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site The site boundary is heavily treed and it would need to be demonstrated that site access can be achieved without the loss of mature trees.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	<p>Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10</p> <p>This greenfield site is adjacent to the tier 2 settlement of Stockbridge which provides good access to services and amenities in the town and connectivity to those further afield in Romsey. There may be potential to achieve access from Roman Road but there are tree constraints and the need to secure agreement with HCC as local education authority / transport authority regarding any upgrading of the road / junctions which may be necessary to accommodate the development.</p> <p>To the east of the site is the River Test SSSI where there is potential for adverse impacts. There are also a number of parcels of SINC and ancient woodland in the surrounding area where there is potential for cumulative indirect impacts. There is potential for BNG to be delivered on site and GI enhanced.</p>
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+/-	<p>Distance to closest identified area of open space (informal, allotments, parks and gardens or children and</p> <p>The site is approximately 1km from open space located at Stockbridge Recreation Ground.</p>

SA Objective	Criteria	Performance	Commentary
		teenagers) – 801 – 1600m	
	B) Is the site accessible to sport facilities?	+ Distance to nearest sports facility or pitches and pavilion/changing facility - 801 – 1600m	The site is approximately 1km from Stockbridge Recreation Ground.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	There is a PROW adjoining the northern site boundary (west of Roman Road and Test Valley School) which would be retained but the character of the route may be affected.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	+ No part of the site is likely to include any areas identified as likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or • industrial and commercial noise. 	No significant issues.

SA Objective	Criteria	Performance	Commentary
Commentary / Summary:			
<p>This greenfield site is adjacent to the tier 2 settlement of Stockbridge which provides good access to services and amenities in the town and connectivity to those further afield in Romsey. There may be potential to achieve access from Roman Road but there are tree constraints and the need to secure agreement with HCC as local education authority / transport authority regarding any upgrading of the road / junctions which may be necessary to accommodate the development. The eastern boundary of the site abuts the settlement boundary, Test Valley School and residential development at Roman Road. The Stockbridge Conservation Area is located to the east of the school and Roman Road where impact on setting will need to be considered. To the south east of the site is Marsh Court listed building and Registered Park and Garden where there is potential to impact upon views. There are also a number of listed buildings along Stockbridge High Street and south of the site in North Houghton whose setting may be adversely affected. A heritage assessment will be required to review impact in detail. To the east of the site is the River Test SSSI where there is potential for adverse impacts. There are also a number of parcels of SINC and ancient woodland in the surrounding area where there is potential for cumulative indirect impacts. There is potential for BNG to be delivered on site and GI enhanced.</p>			



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Site Appraisal

Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Address	Oxlease House, Cupernham Lane
Site reference and SHELAA No	SHELAA 308
Site area	1.62Ha
Promoted Housing Capacity	36
Employment uses (Y/N)	N

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No information	Site is promoted for a mixed-use development with c36 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	o No employment uses proposed	No employment uses proposed.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++ The site is within 1600m distance of a strategic employment site.	The nearest strategic employment site is Belbins Business Park which is within 1.6km of the site although not connected to this site by a regular bus service.
	C) Is there connection to high quality broadband?	+ Standard connectivity (10-24 mbps) is available in close proximity to the site	Standard connectivity (of at least 10 mbps) is available in close proximity to the site.

SA Objective	Criteria	Performance	Commentary
	D) Is the site accessible to Andover or Romsey Town Centres?	+ The site is within 400m of a bus service to Town Centres and/or within 1600m of a Town Centre (overall journey time, door to door, of less than 1 hour)	The site is 2.2km from Romsey Town Centre and there is a frequent bus service within 800m of the site. Overall journey time is less than 1 hour.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 800m from an early years education provider at Abbotswood Pre-School and Day Nursery the route is accessible by footpath.
	B) Is the site accessible to a Primary School?	+/- The site is within 800m to 1600m distance	The site is within 1.1km of Romsey Primary School the route is accessible by footpath.
	C) Is the site accessible to a Secondary School?	- The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum)	The site is over 2km from a secondary school (Romsey Academy), there is no direct bus route to a secondary school within 400m of the site.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/- The site is within 800m to 1.6km distance	The site is within 1km from Best One, Mercer Way; the route is wholly accessible by footpath.

SA Objective	Criteria	Performance	Commentary	
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹⁴⁵ ? [this does not include dentist provision]	+/-	The site is within 800m to 1.6km distance	The site is over 1.5km from the nearest GP surgery (Abbeywell, Nightingale Surgery).
	F) Is the site accessible to a community facility ¹⁴⁶ ?	-	The site is within 1.6 to 5km distance	The site is within 1.9km from Abbotswood Community Centre, the route is accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access to cycleways and/or footpath networks	Direct access to the cycleway and footpath network is achievable, there are several routes available from this location.
	H) Is the site accessible to a bus or rail service?	+/-	Within 800m of limited bus route or railway station to major destination	The site is 750m from Homefield bus stop which has no regular service.
	I) Is the site able to connect to the highway?	-	Potential access constraints	There is an existing site entrance with direct access onto Cupernham Lane, transport strategy.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	+/-	The site includes some previously developed land (less than half)	The site is a combination of previously developed land and greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF	The site does not comprise best or most versatile agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area	The site does fall within a minerals and waste consultation area or minerals resource area.

¹⁴⁵ This does not include dentist provision

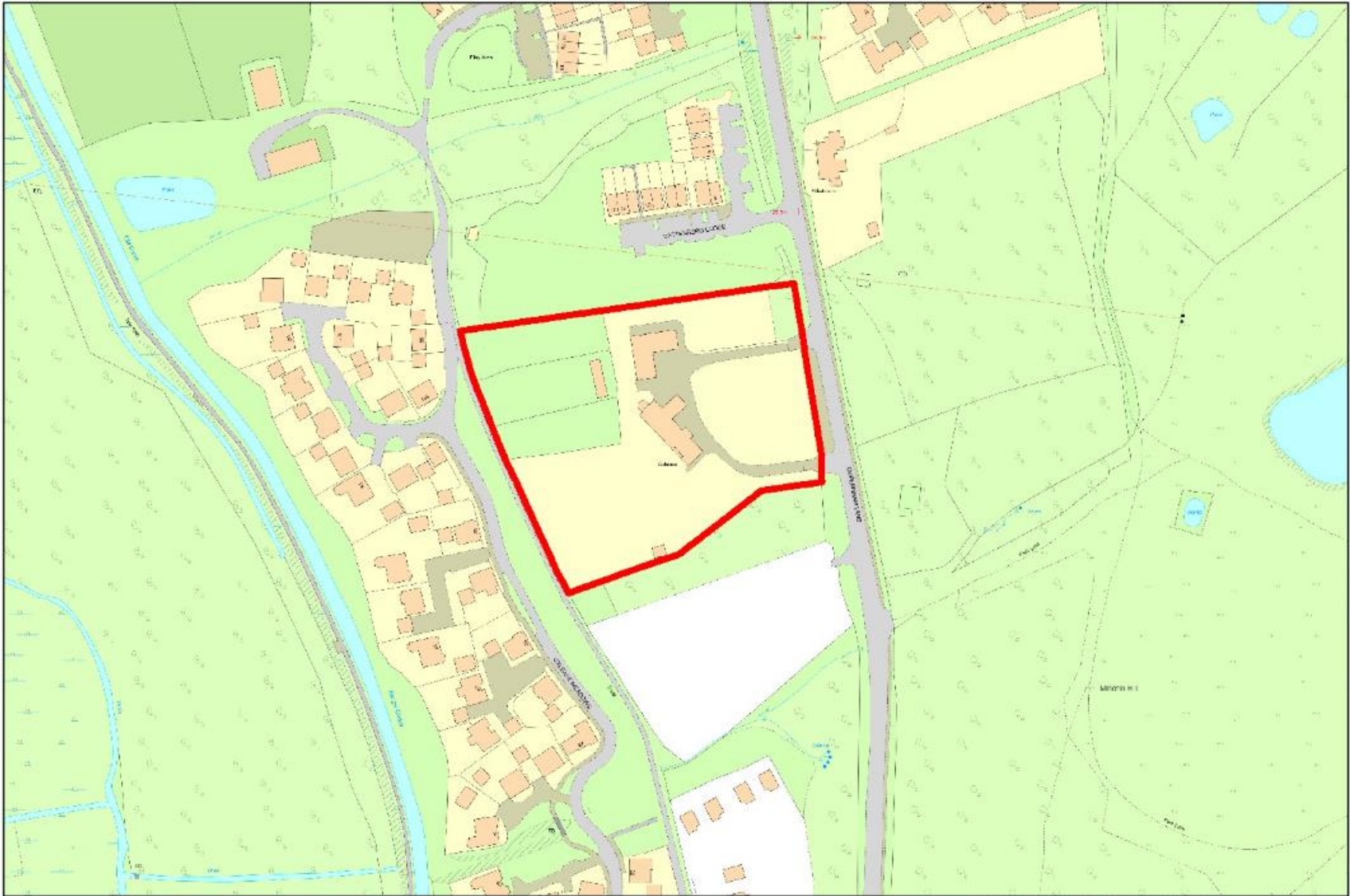
¹⁴⁶ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
	D) Does it include a former landfill site?	O	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) The site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is unlikely to be susceptible to groundwater flooding at ground level.	The site is within flood zone 1. The majority of the site is at limited risk of flooding from ground water.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	O	No likely effect on air quality	The proposed development of c36 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	Parcel is the extent/curtilage of a large residential dwelling. The parcel has a number of outbuildings and a tennis court on it. The site is located on rising ground. The existing built form and relationship to the wider settlement pattern gives this site a moderate landscape sensitivity.

SA Objective	Criteria	Performance	Commentary
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	- Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	The site is not immediately adjacent to any settlement boundary and is located entirely within and surrounded by countryside.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	O The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	The site is not located within a Local Gap and is unlikely to result in the physical or visual coalescence of Romsey with any other settlement.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	O The development of this site would have no effect on the historic environment.	There are not heritage assets within the proximity of the site which would be impacted by development on site.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	O The development of this site would have no effect on archaeological assets	The development of this site would have no effect on archaeological assets.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	- The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is within the zones of influence for the New Forest SPA recreation.

SA Objective	Criteria	Performance	Commentary
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/- Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	Site includes a small area of local ecological network. There are hedgerows within the site.
	C) Would development conserve and extend quality local green infrastructure provision?	? Insufficient information available	While there is development already on site there are also some established trees which could be lost if the site is redeveloped.
	D) Would development affect protected and unprotected trees?	-- The site has severely limited feasibility for development as a result of the extensive presence of trees, either on or adjacent to the site, including protected trees	There are TPO trees and unprotected trees inside the site boundary. It is considered development would result in tree loss. A tree survey would assist in assessing the value of trees on the boundary.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	- For the criteria relating to objectives 3, 4, 5, 6, 10, the site performed negatively in the majority of cases	The site has average access to local facilities and services, with others including secondary school and public transport further away. The site is on a brownfield site; the site is also quite constrained.
Objective 12: Seek to maintain and improve the health and	A) Is the site accessible to open space?	+ There is a publicly accessible green space and / or equipped children's	There is direct access to informal open space and children's playground at Abbotswood from the site.

SA Objective	Criteria	Performance	Commentary
wellbeing of the population		play space within 800m	
	B) Is the site accessible to sports facilities?	++ Distance to indoor sports facility and / or pitches with pavilion/changing facility – up to 800m	There is direct access to sports fields at Abbotswood which has access to a pavilion on site.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	No adverse impacts identified.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	+ No part of the site is likely to include any areas identified as likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or • industrial and commercial noise. 	No significant adverse impacts identified.
Commentary / Summary: Brownfield site within walking distance of some facilities/services, with many others falling within 1.6km of site, however the site is not well connected to public transport to Romsey town centre. Ecology concerns and TPOs within the site could limit development area.			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address:	Packridge Farm, North Baddesley
Site reference and SHELAA No	SHELAA 19 (2019)
Site area	18.4 (9.4 – 12.2ha developable)
Promoted Housing Capacity	350 – 450
Officer Assessed Housing Capacity	150
Employment uses (Y/N)	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided	The site is promoted for c350 – 450 dwellings with no reference to specific housing type or meeting the needs of specific groups. Developer assessed potential of 350 – 450 dwellings depending on undergrounding of HV cables. The following studies were completed to support the 2020 issues and options submission: <ul style="list-style-type: none"> • Preliminary Ecological Appraisal • Landscape and Visual Overview • Highway Access Feasibility Appraisal Indicative masterplanning shows overhead pylons in place and residential parcels totalling 9.4ha (350 potential). No SANG provision is identified.
	B) Is the site accessible to a strategic employment	+	A strategic employment site lies	The site is 1.7km from Botley Road Strategic Employment site.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed	No employment uses are proposed.
	B) Is the site accessible to a strategic employment	+	A strategic employment site lies	The site is 1.7km from Botley Road Strategic Employment site.

SA Objective	Criteria	Performance	Commentary	
productivity and the promotion of a diverse economy, with the availability of a skilled workforce	site by sustainable modes of transport?		between 1600m and 5km distance. Alternatively, the site is within 400m of a bus stop or train station providing a frequent* service to a strategic employment site.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.
	D) Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is within 400m of Meadow Close bus stop.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of	A) Is the site accessible to early years education provision?	+	The site is within 800m distance with indirect access*** to footpaths and/or cycleways	The site is 800m from the Holly Tree Pre School.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	The site is within 1.1 km of North Baddesley Junior School.
	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a	The site is 3.3km from The Mountbatten Secondary School.

SA Objective	Criteria	Performance	Commentary	
sustainable modes of travel			secondary school location, and with an overall journey time of 30 minutes maximum.	
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/-	The site is within 800m to 1.6km distance	The site is 1.4km from the Co-op, Botley Road.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹⁴⁷ ? [this does not include dentist provision]	+	The site is within 800m distance with indirect*** access to footpaths and/or cycleways	The site is 0.8km from North Baddesley Surgery.
	F) Is the site accessible to a community facility ¹⁴⁸ ?	+/-	The site is within 800m to 1.6km distance	The site is 1.6km from North Baddesley Village Hall.
	G) Can the site readily connect to cycleways and footpath networks?	+	Direct access** to cycleways and footpaths however limited connection to wider networks.	Direct access** to cycleways and footpaths however limited connection to wider networks.
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations	The site is within 300m of the Meadow Close bus stop with access to frequent bus services to Romsey.

¹⁴⁷ This does not include dentist provision

¹⁴⁸ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria		Performance	Commentary
			¹⁴⁹ (including local towns or cities, which have onward connections to wider destinations).	
	I) Is the site able to connect to the highway?	-	Potential access constraints	Site access and new junctions are proposed off Hoe Lane which is heavily treed and established hedgerow. Further assessment of transport access feasibility study required.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	-	The majority [#] of the site is best and most versatile agricultural land as defined by NPPF	Approximately 75% of the site is grade 2 agricultural land and the remainder is Grade 3b.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	All of the site is within a minerals consultation area for soft sand.
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	The site does not include land that comprises a former landfill site but land adjacent to the north west of the site is a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The whole of the site is outside source protection zones.

¹⁴⁹ A major destination includes town and cities with public transport connections, including Andover, Romsey, Southampton, Winchester, Salisbury, Basingstoke, London.

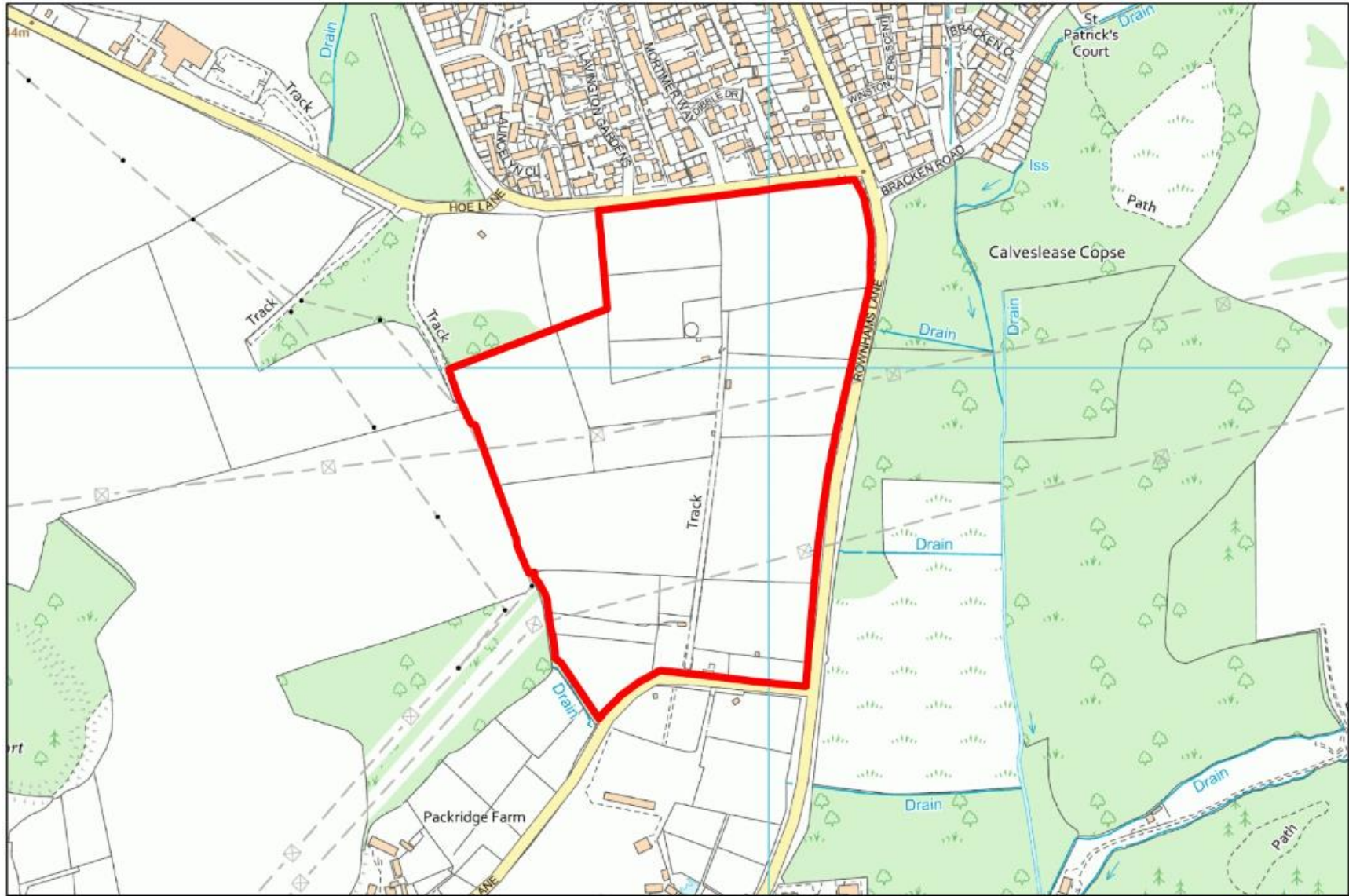
SA Objective	Criteria	Performance		Commentary
management of water resources.				
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	The site is located in floodzone 1. There is a corridor of surface water flooding affecting the southern part of the site. The site is of limited susceptibility to groundwater flooding.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	<p>The proposed development of c350 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.</p> <p>At this stage it is not considered that the proposal would have a significant effect on air quality in terms of AQMA in adjoining authority areas, but this would need to be further explored in terms of potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	Mixed impact across site some positive/negative impacts likely or mixed sensitivity.
	B) Does the site relate well to the existing settlement and to the	-	Is unlikely to relate positively to the existing settlement and/or the settlement	The site immediately abuts the southern settlement boundary of North Baddesley. The site would be a significant urban extension into open countryside and is adjacent to ancient woodland and SINC.

SA Objective	Criteria		Performance	Commentary
	immediate context/surrounding area?		edge and/or the immediate surroundings and context.	
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence	Development of this site would significantly erode the settlement gap between North Baddesley and Rownhams.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	-	The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm	To the east of the site is Chilworth Conservation area where consideration will need to be given to impact on views. To the west of the site is Toothill Scheduled Ancient Monument where there is potential to impact on views. There are some listed buildings located at Toothill but these are some distance away. The Broadlands Park registered park and garden is located to the west of the site but also some distance away.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm.	Limited archaeological potential, further detailed assessment not required for allocation but at planning application stage.

SA Objective	Criteria		Performance	Commentary
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is adjacent to ancient woodland and SINC to the east of Rownhams Lane and also adjacent to the south western boundary of the site. Appropriate buffer areas would need to be applied which may reduce residential potential. There are also hedgerows around the site boundary that would need to be maintained. The site is within the New Forest recreation zone mitigation area, Solent SPA Recreation Impact zone and the Solent Nitrates mitigation zone.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	-	The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.	There are also mature hedgerows and trees along the site boundary capable of supporting protected species that would need to be maintained. Much of the site is semi improved grassland. Further survey work is required to determine impact on habitats and species on site. The northern part of the site is within a LEN opportunity area which would need to be considered as part of the masterplanning.
	C) Would development conserve and enhance quality local green infrastructure provision?	+	Promotion of the site includes provision that would enable the conservation and enhancement of green infrastructure.	Promotion of the site includes indicative masterplanning that shows potential for BNG and the retention of GI.
	D) Would development affect protected and unprotected trees?	-	The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site	There are mature trees lining the site boundary that would need to be retained. The site submission states that access could be achieved without tree loss but this needs to be assessed further.

SA Objective	Criteria	Performance		Commentary
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	The site is located adjacent to the settlement of North Baddesley and in reasonable proximity to essential services, facilities and public transport. There are potential site access issues in relation to mature trees on Hoe Lane. The majority of the site is grade 2 agricultural land and also within a minerals consultation area for soft sand. The site has some susceptibility to surface water flooding within the south of the site. There is potential for adverse impacts on adjacent protected habitats including ancient woodland and SINC.
	A) Is the site accessible to open space?	+	There is a publicly accessible open space and / or equipped children's play space within 800m	The site is approximately 500m from Lavington Gardens Park.
	B) Is the site accessible to sport facilities?	+	Distance to nearest indoor sports facility or pitches and pavilion/changing facility - 801 – 1600m - 801 – 1600m	The site is 1.28km from North Baddesley Recreation Ground.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	Development of the site is likely to retain existing rights of way and access to the countryside.

SA Objective	Criteria	Performance	Commentary
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	<p style="text-align: center;">-</p> <p>Any part of the site is likely to be exposed to:</p> <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise 	The whole of the site is within a DEFRA noise buffer zone (outer zone 50-54.9) from the M27 where mitigation may be required.
Commentary / Summary:			
The site is located is located in reasonable proximity to essential services, facilities and public transport. The site is adjacent to SINC and Ancient Woodland habitats where appropriate land buffers would need to be applied. To the west of the site is Toothill Scheduled Ancient Monument where there is potential to impact on views. Site access would be achieved from Hoe Lane. The site has some susceptibility to surface water flooding within the south of the site. The wider site does not relate well to the settlement edge of North Baddesley and would constitute urban sprawl into the countryside.			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Roundabouts Copse, North Baddesley
Site reference / SHELAA No: / Submission Date	SHELAA 406
Site area	5.6Ha
Promoted Housing Capacity	30
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N)	N

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No information provided.	The proposed development includes 30 dwellings, the submission does not specify meeting a specific housing need.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	0 No employment uses proposed	No employment development has been included within the submission.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++ The site is within 1600m distance of a strategic employment site.	The site is within 1.6km from Test Valley Business Park.
	C) Is there connection to high quality broadband?	++ High quality connectivity (of at least 24 mbps) is available in close proximity to the site	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.

SA Objective	Criteria	Performance	Commentary
	D) Is the site accessible to Andover or Romsey Town Centres?	++ The site is within 400m of a frequent bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is 5.4km from Romsey Town Centre, however there is a frequent bus service within 400m of the site.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 800m from an early years education provider at Holly Tree Pre-School the route is accessible by footpath.
	B) Is the site accessible to a Primary School?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 800m from North Baddesley Infants and Junior Schools the route is accessible by footpath.
	C) Is the site accessible to a Secondary School?	+/- The site has access to a direct bus or train route within 400m to a secondary school location, and with an overall journey time of 30 minutes maximum	The site is 3.1km from The Mountbatten School. There is no direct bus route, however the journey would take no longer than 30 minutes.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 800m of a convenience store on Fleming Avenue, the route is accessible by footpath.
	E) Is the site accessible to a Primary healthcare	++ The site is within 800m distance with	The site is adjacent to North Baddesley Health Centre, the route is accessible by footpath.

SA Objective	Criteria	Performance	Commentary	
	facility (GP, Health Centre or Hospital) ¹⁵⁰ ? [this does not include dentist provision]		direct access to footpaths and/or cycleways.	
	F) Is the site accessible to a community facility ¹⁵¹ ?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 800m from North Baddesley Community Centre, the route is accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access to cycleways and/or footpath networks	Direct access to the cycleway and footpath network is achievable, there are several routes available from this location.
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations (including local towns or cities, which have onward connections to wider destinations).	The site is 290m from St John's Court bus stop which has a frequent service between Romsey and Southampton.
	I) Is the site able to connect to the highway?	+	No access constraints	There is no existing site entrance, however likely access could be via Norton Welch Close, transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land	A) Is the site on previously developed land?	-	The site is not previously developed land	The whole of the site is greenfield.

¹⁵⁰ This does not include dentist provision

¹⁵¹ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

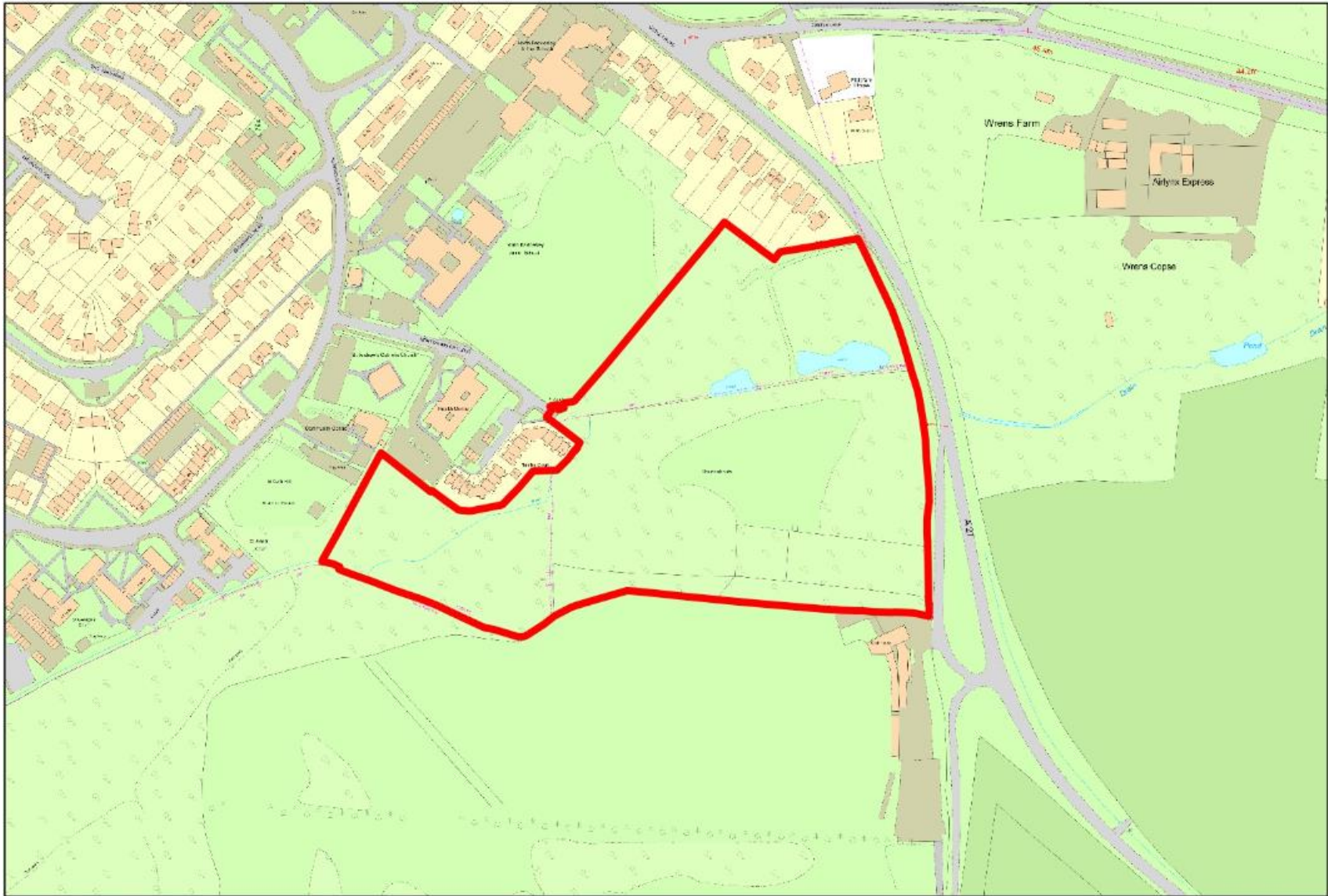
SA Objective	Criteria	Performance	Commentary	
and conserve soil resources.	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF	The site does not comprise best or most versatile agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site does fall within a minerals and waste consultation area or minerals resource area.
	D) Does it include a former landfill site?	-	Site includes land that comprises a former landfill site – this comprises the minority of the site.	Site does include land that comprises a former landfill site in the north eastern corner of the site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	The site is within flood zone 1, however a number of areas within the site are at a high risk of flooding from surface water.

SA Objective	Criteria	Performance		Commentary
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	O	No change in air quality	The proposed development would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. The effect on air quality in terms of AQMA in adjoining authority areas would need to be explored further in terms of potential cumulative effects
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	The site lies within a local gap. Mixed impact across site some positive/negative impacts likely or mixed sensitivity.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	The north western boundary of the site is adjacent to the settlement boundary of North Baddesley and is otherwise located within and surrounded by countryside.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence	The site is located within a Local Gap this could impact on the distinction / separation between settlements of North Baddesley and Chilworth.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	O	The development of this site would have no effect on the historic environment.	There are no heritage assets within the proximity of the site which would be impacted by development on site.

SA Objective	Criteria	Performance	Commentary
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	O The development of this site would have no effect on archaeological assets	The development of this site would have no effect on archaeological assets.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	- The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is within the zones of influence for the New Forest and Solent SPA recreation.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	-- The development has the potential to result in significant harm to habitats (including irreplaceable habitats and / or priority habitats), species (including priority species) or the local ecological network.	The entire site is covered by a mix of core non-statutory and network opportunity areas, part of the site is also Ancient Woodland which precludes development.
	C) Would development conserve and enhance quality local green infrastructure provision?	- Site has the potential to result in the loss or harm to a form of local green infrastructure, including the loss of existing areas of established trees, green space, mature	Development on site would result in the loss of existing areas of established trees and woodland.

SA Objective	Criteria	Performance	Commentary
	D) Would development affect protected and unprotected trees?	--	hedgerows or woodland. The site has severely limited feasibility for development as a result of the extensive presence of trees, either on or adjacent to the site, including protected trees
			A vast majority of the site is covered by Ancient Woodland and TPO, additionally there are also many unprotected trees onsite.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10
			The site has very good access to local facilities and services, with only a secondary school being further away, but still accessible. The site is on a greenfield site within a local gap; and is heavily constrained.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m
	B) Is the site accessible to sports facilities?	++	Distance to indoor sports facility and / or sports pitches with
			There is direct access to informal open space and children's playground at the Community Centre within close proximity to the site. There is direct access to sports fields at North Baddesley Recreation Ground which has access to a pavilion on site.

SA Objective	Criteria	Performance	Commentary
		pavilion/changing facility – up to 800m	
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	No adverse impacts identified.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	- Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or • industrial and commercial noise 	The A27 borders the east of the site and has an impact on a small proportion of the eastern part of the site.
<p>Commentary / Summary: The site is in close proximity to facilities/services in North Baddesley and Romsey. However, it is located in a local gap and is heavily constrained by Ancient Woodland, TPO trees, SINC habitat and surface water flooding which preclude development on the site. The site also does not relate well to the settlement edge of North Baddesley and narrows the local gap to Chilworth Old Village.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	South side of Botley Road, North Baddesley
Site reference / SHELAA No: / Submission Date	SHELAA 296
Site area	2.8Ha
Promoted Housing Capacity	40
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N)	Y

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	? No information	Site is promoted for a mixed-use development with c40 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	+ Promotion of the site includes a proposal for mixed use or commercial floorspace offering ongoing economic and employment opportunities	The site submission refers to the potential for employment area that could provide employment opportunities.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++ The site is within 1600m distance of a strategic employment site.	The nearest strategic employment site is Abbey Park Industrial Estate which is immediately adjacent to the site.

SA Objective	Criteria	Performance	Commentary
	C) Is there connection to high quality broadband?	++ High quality connectivity (of at least 24 mbps) is available in close proximity to the site	High quality connectivity (of at least 24 mbps) is available in close proximity to the site.
	D) Is the site accessible to Andover or Romsey Town Centres?	++ The site is within 400m of a frequent* bus service or within 800m distance to Town Centres (overall journey time, door to door of less than 1 hour).	The site is 3km from Romsey Town Centre and connected by a frequent bus service within 400m of the site.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/- The site is within 800m to 1.6km distance	The site is within 1km of an early years education provider at Chatterbox Community Pre-School the route is accessible by footpath.
	B) Is the site accessible to a Primary School?	+/- The site is within 800m to 1.6km distance	The site is within 1km of Halterworth Primary School the route is accessible by footpath.
	C) Is the site accessible to a Secondary School?	++ The site is within 1600m distance with direct access to footpaths and/or cycleways.	The site is within 750m from a secondary school (The Mountbatten School), the route is accessible by footpath.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	+/- The site is within 800m to 1.6km distance	The site is within 1km from Spa, Botley Road; the route is wholly accessible by footpath.
	E) Is the site accessible to a Primary healthcare	- The site is within 1.6 to 5km distance	The site is over 1.6km from the nearest GP surgery (North Baddesley Health Centre).

SA Objective	Criteria	Performance	Commentary	
	facility (GP, Health Centre or Hospital) ¹⁵² ? [this does not include dentist provision]			
	F) Is the site accessible to a community facility ¹⁵³ ?	+/-	The site is within 800m to 1.6km distance	The site is within 1.2km from Monfort Hall, the route is accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access to cycleways and/or footpath networks	Direct access to the cycleway and footpath network is achievable, there are several routes available from this location.
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations 4(including local towns or cities, which have onward connections to wider destinations).	The site is 400m from Montfort bus stop which has a frequent service between Romsey and Southampton and Romsey and Eastleigh (Bluestar 4 and 5).
	I) Is the site able to connect to the highway?	-	Potential access constraints	There is an existing site entrance with direct access onto Botley Road (A27), transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile	The site does not comprise best or most versatile agricultural land as defined by the NPPF.

¹⁵² This does not include dentist provision

¹⁵³ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary	
			agricultural land as defined by the NPPF	
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	The site does fall within a minerals and waste consultation area or minerals resource area.
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	The site is within flood zone 1, however a majority of the site is at limited risk of flooding from ground and surface water.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	0	No change in air quality	The proposed development of c40 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. The effect on air quality in terms of AQMA in adjoining authority areas would need to be explored further in terms of potential cumulative effects

SA Objective	Criteria	Performance		Commentary
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	0	No negative impact on the landscape character	<p>A small site to the south of the busy Botley Road, adjacent to a roundabout. No public access, with the site only visible through a chain-link fence along Botley Road. Land use is that of paddocks, with subdivisions created by post and rail / post and wire fencing.</p> <p>A large woodland copse falls within the central / south-eastern part of the site, with woodland beyond the site to the west forming a strong buffer to the roundabout and the adjacent Premier Way.</p> <p>Commercial / barn buildings and associated hard standing lie to the east of the site, along the eastern boundary, and industrial units along Premier Way are perceptible through the tree line to the south east (although more visually prominent in winter when vegetation is out of leaf).</p> <p>Skylines are defined by trees / woodland, albeit with built form present.</p> <p>Overall, an enclosed site of small scale. This pattern and the mature woodland elevate landscape sensitivity, although the paddocks are less sensitive.</p>
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.

SA Objective	Criteria	Performance	Commentary
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	- The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence	The site is located within a Local Gap this could impact on the distinction / separation between settlements of North Baddesley and Romsey.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	O The development of this site would have no effect on the historic environment.	There are not heritage assets within the proximity of the site which would be impacted by development on site.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	? Additional information needed to clarify the potential effects on archaeological assets	There are no archaeological sites currently recorded at this location. The site has some potential that archaeological remains will be encountered but these seem limited and very unlikely that they will constrain allocation. LiDAR suggest that the allocation has been impacted in the past, perhaps by gravel extraction, and so the archaeological potential of much of it is likely to have been compromised.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	- The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is within the zones of influence for different designations and issues for New Forest and Solent SPA recreation.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and	- The development has the potential to result in a degree of harm to habitats,	Site includes a large area of network opportunities for creation of habitat. The site also includes priority habitat. There are hedgerows within the site.

SA Objective	Criteria	Performance		Commentary
	enhance the local ecological network?		species, and / or the local ecological network	
	C) Would development conserve and enhance quality local green infrastructure provision?	?	Insufficient information available	The site does contain a local ecological network opportunity area so consideration will need to be given to how these aims and objectives are achieved with the development. Development could also result in the loss of existing woodland
	D) Would development affect protected and unprotected trees?	--	The site has severely limited feasibility for development as a result of the extensive presence of trees, either on or adjacent to the site, including protected trees	There are unprotected trees within the site and lining the boundary of the site. It is considered development would result in tree loss. A tree survey would assist in assessing the value of trees on the boundary.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	The site has good access to local facilities and services, with others including GP surgery further away. The site is on a greenfield site; and is rather constrained
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+/-	Distance to closest identified area of open space (informal, allotments, parks and gardens or children and	There is direct access to informal open space and children's playground at Romsey Recreation Ground from the site.

SA Objective	Criteria	Performance	Commentary
		teenagers) – 801 – 1600m	
	B) Is the site accessible to sports facilities?	++ Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	There is direct access to sports fields and facilities at the Mountbatten School which has access to a changing areas.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/- The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development..	No adverse impacts identified.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	- Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or • industrial and commercial noise. 	The site is immediately adjacent to Abbey Park Industrial Estate, it is also likely to be exposed to night time road traffic noise >50 dB(A).
Commentary / Summary:			

SA Objective	Criteria	Performance	Commentary
Site located directly adjacent to the Abbey Park industrial estate and is more suited to employment use given amenity impacts of locating residential on this site. Residential use in this location does not relate well to the settlement edge. Site is being considered for potential allocation for employment use.			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Name / Address	Stoneham Park
Site reference / SHELAA No: / Submission Date	SHELAA 312
Site area	12ha
Promoted Housing Capacity	150
Officer Assessed Housing Capacity	N/A
Employment uses (Y/N)	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	150 dwellings proposed providing a mix of house sizes. Alternatively, submission states a care village or a combination of houses and care home could be provided.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed .	Site is promoted for residential use and/or a care home/care village.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	+	A strategic employment site lies between 1600m and 5km distance. Alternatively, the site is within 400m of a bus stop or train station providing a frequent* service to a strategic employment site.	Strategic Employment Site at Hampshire Corporate Park, at approximately 3.7km.

SA Objective	Criteria	Performance		Commentary
	C) Is there connection to high quality broadband?			
	Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	Romsey Town Centre, at approximately 9.5km. No bus route to Romsey within 800m.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	-	The site is within 1.6 km to 5km distance	Bracken Place Nursery, approximately 5km.
	B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1600m distance	Stoneham Park Academy, approximately 1.3km.
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	Barton Peveril College, at approximately 2.8km.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	-	The site is within 1.6 to 5km distance	McColls Store, Nightingale Avenue, Eastleigh, at 2 km. (Note a new local centre is under construction at Stoneham Park, at 1km).
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹⁵⁴ ?	-	The site is within 1.6 to 5km distance	GP surgery at St Andrew Surgery Eastleigh, at approx. 4.1km.

¹⁵⁴ This does not include dentist provision

SA Objective	Criteria	Performance	Commentary
	[this does not include dentist provision]		
	F) Is the site accessible to a community facility ¹⁵⁵ ?	+/-	The site is within 800m to 1.6km distance YMCA Eastleigh Community Centre & Café at 1.7km (Note a new local centre is under construction at Stoneham Park, at 1km).
	G) Can the site readily connect to cycleways and footpath networks?	-	No clear direct access** to footpaths and/or cycleways. Could include physical barriers such as a railway line. No public footpaths in the vicinity but the nearby development at Stoneham includes cycle and walking routes to facilities open spaces and services, and connections may be possible via sports grounds. Adjacent to M27, significant barrier to movement to south. Private golf course to north. Golf Course adjacent.
	H) Is the site accessible to a bus or rail service?	-	No bus route or railway station in vicinity (800m) or there may be major barriers to accessing these services. Bus route within 1km (Blue Star 5, regular service). Railway Station at Southampton Parkway at 2.6km.
	I) Is the site able to connect to the highway?	+	No access constraints Existing long and single carriageway vehicular access would require upgrading and improving to serve development and to deliver walking and cycling options. The works may also have landscape and tree impacts.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	+	All or majority of the site is previously developed land as defined by NPPF (at least half)*****. The site comprises two existing detached houses with gardens and grounds – which would be previously development land. Adjacent areas of woodland within site may not constitute previously development land (less than 50% of site).

¹⁵⁵ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

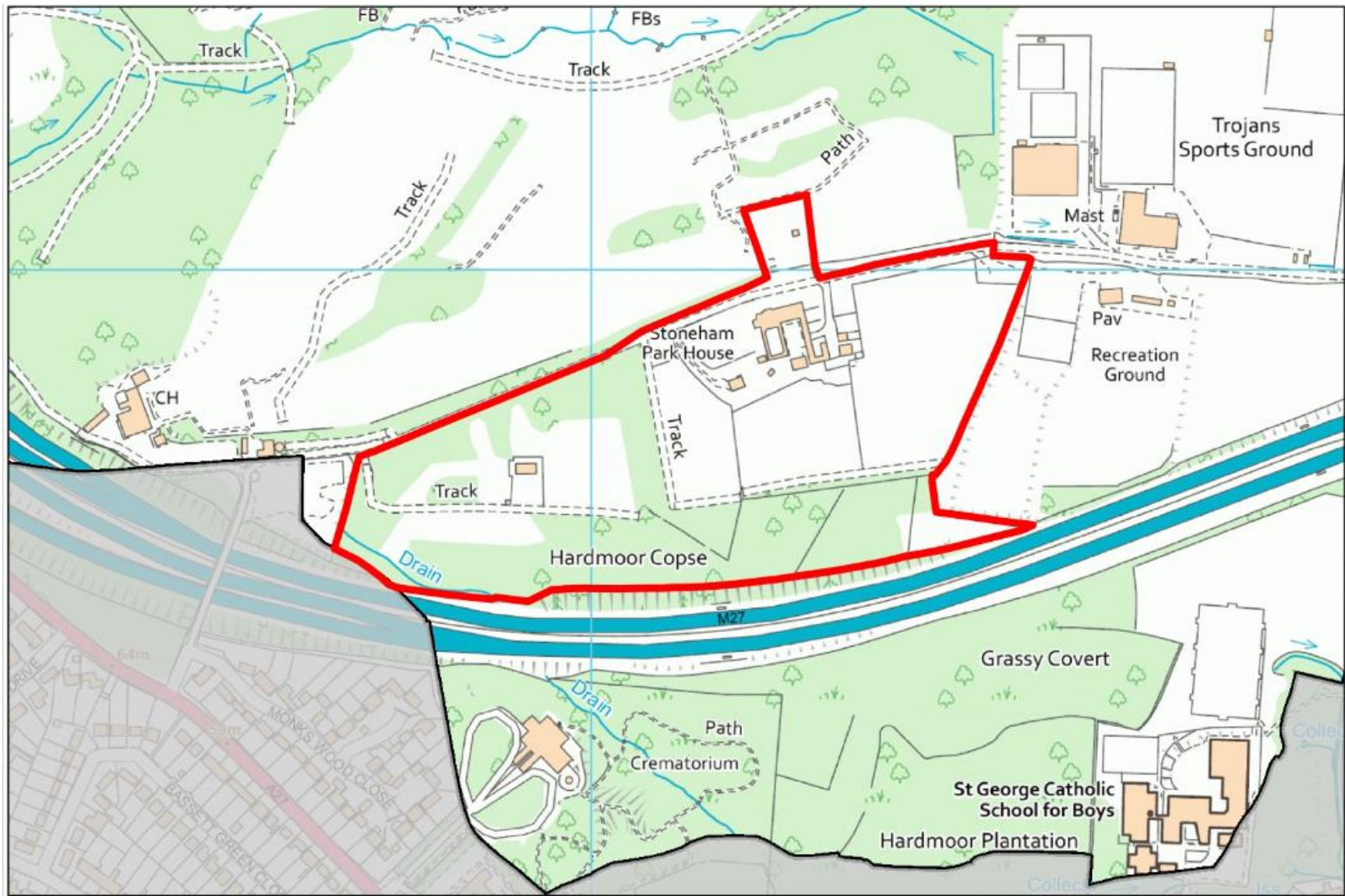
SA Objective	Criteria	Performance		Commentary
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land as defined by the NPPF	The land is classed as non-agricultural and falls within the grounds of two houses with adjacent woodland.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	Within a mineral resource consultation area for superficial sand and gravel and River Terrace Deposits
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	The site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The site is not within a groundwater source protection zone
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The site is entirely within Flood Zone 1 with regard to fluvial flood risk. There is mixed but limited potential for groundwater flooding, below ground.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	0	No change in air quality	The development would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. There is potential for traffic to and from the development to have limited cumulative impact on air quality in terms of AQMA in adjoining authority areas at:

SA Objective	Criteria	Performance		Commentary
				<ul style="list-style-type: none"> A335 from Chandlers Ford to Eastleigh and within Eastleigh centre. M3 Eastleigh North to Southampton North/Chilworth. <p>This would need to be further explored in terms of the potential cumulative effects.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	-	Site is likely to have a negative effect on the landscape character. The site may be more sensitive to development in terms of landscape impact.	This site has a rural character and is part of a historic landscaped estate, which is a locally registered park and garden (see also heritage section).
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	-	Is unlikely to relate positively to the existing settlement and/or the settlement edge and/or the immediate surroundings and context.	House with lodge and grounds enclosed by trees and a belt of woodland. M27 to south constrains site. Removed from settlement edge beyond sports grounds and lane
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence	Site lies in a settlement gap between Southampton and Eastleigh.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	-	The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm. Also potential for substantial harm.	There are no formally designated heritage assets in the vicinity. However, there are buildings that may comprise undesignated heritage assets on the site and North Stoneham Park is a locally registered Park/Garden under the Hampshire Gardens Trust. Documented history from Anglo-Saxon

SA Objective	Criteria		Performance	Commentary
				<p>period; C14 deer park; C17 park; remodelled C18 by Brown; early C20 western park sold became designed golf course (Willie Park Junior); mid C20 rest sold, multiple ownership; recognised as a strategic gap with reinstatement of part of Brown landscape; C21 housing development imminent.. It is unclear from the submission what would be retained and converted and how any development would impact setting of house and park/garden.</p>
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	Additional information needed to clarify the potential effects on archaeological assets
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is within the zones of influence for the New Forest and Solent SPA recreation and the Test catchment for Solent SPA nutrients. There may be impacts upon a SINC.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	-	The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.	Woodland and trees exist within the site and on neighbouring land to north and south (beyond M27). SINC to immediate north (and also to south across motorway). There is ancient within the site and outside it to south. Local Ecological Network opportunity areas exist on the site (70% of site) and also off site to north and south. There is potential for enhancement of LEN on site, subject to the location and scale of development, but there is also potential for loss of LEN opportunities

SA Objective	Criteria	Performance		Commentary
				and disturbance to adjoining SINC and ancient woodland.
	C) Would development conserve and extend quality local green infrastructure provision?	?	Insufficient information available	Areas within the site may not be suitable for development including the woodland. The majority of the site falls within a Local Ecological Network Opportunity area.
	D) Would development affect protected and unprotected trees?	-	The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site	There are woodland areas, hedgerows and unprotected trees within the site which would potentially significantly constrain the location and extent/layout of development. A tree survey would assist in assessing the value of trees and woodland, including ancient woodland.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	Mixed performance. The site is remote from the neighbouring settlement, served by a long single carriageway lane, but still has reasonable access to local facilities and services, including sports provisions, parks and gardens, shops, education facilities, GP surgery and public transport. Barriers to access and movement exist (motorway adjacent to south and golf course to north). A partly wooded site within a historic parkland landscape, with ecologically sensitive woodland both on and adjoining the site. Within the site are buildings that comprise undesignated heritage assets.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+/-	Distance to closest identified area of open space (informal, allotments, parks and gardens or children and teenagers) – 801 – 1600m	A range of public open space typologies exist at Lakeside Country Park, 1.5km to north of site.

SA Objective	Criteria	Performance		Commentary
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	There are sports pitches and pavilion at North Stoneham Sports Ground and Hardmoor Sports Ground. Stoneham Golf Course lies adjacent to the site to the north.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	No public footpaths in the immediate vicinity. Adjacent to M27, significant barrier to movement to south. Private golf course to north and playing fields/sports complex to east and north east. Although not an urban site, walking/cycling links to the countryside are limited and constrained.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) L_{night}; • night time railway train noise >50 dB(A) L_{night}; or industrial and commercial noise 	The site is entirely within an area exposed to night time road traffic noise above 50 dB(A) L _{night} and most of it is exposed to a level above 55 dB(A).
<p>Commentary / Summary: Site does not relate well to the Chilworth settlement boundary and is closest to services and facilities in Eastleigh and some facilities and amenities at the new development in Stoneham. Site is located in open countryside with poor site access and connectivity to the wider urban area. Most of the site is occupied by Ancient Woodland and with buffer areas taken into account most of the site is undevelopable. The site is also adjacent to the M27 and is severely affected by road noise making this location inappropriate for residential development. Mitigation would need to be considered.</p>				



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Upton Triangle, Nursling and Rownhams
Site reference / SHELAA No: / Submission Date	SHELAA 394
Site area:	4.67Ha
Promoted Housing Capacity	100
Officer Assessed Housing Capacity	100
Employment uses (Y/N):	N

SA Objective	Criteria	Performance		Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided.	Site is promoted for a mixed-use development with c100 dwellings with no specific reference at this stage to specific groups or housing type.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce	A) Is the site likely to increase future economic and employment opportunities?	0	No employment uses proposed	No employment uses proposed
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance of a strategic employment site.	The site is within walking distance of Adanac Park strategic employment site
	C) Is there connection to high quality broadband?	-	Limited or no connection (Less than 10mbps connection) is	Broadband speeds in this location do not achieve over 10Mbps.

SA Objective	Criteria	Performance	Commentary
		available in close proximity to the site	
	D) Is the site accessible to Andover or Romsey Town Centres?	- There is limited public transport within 800m and/or the site is not within 1600m and/or there are major barriers to movement	The site is 5.4km from Romsey Town Centre and is not connected by a frequent bus service.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel	A) Is the site accessible to early years education provision?	+/- The site is within 800m to 1.6km distance	The site is within 1.5km from an early years education provider at Horns Drove Community Pre School the route is accessible by footpath.
	B) Is the site accessible to a Primary School?	+/- The site is within 800m to 1.6km distance	The site is within 1km of Nursling C of E Primary School the route is accessible by footpath.
	C) Is the site accessible to a Secondary School?	++ The site is within 1600m distance with direct access to footpaths and/or cycleways.	The site is within 1.3km from a secondary school (Oasis Academy), the route is accessible by footpath.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	++ The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 800m from Co-op Food, Nursling; the route is wholly accessible by footpath.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) ¹⁵⁶ ? [this does not include dentist provision]	- The site is within 1.6 to 5km distance	The site is over 1.6km from the nearest GP surgery (Lordshill Health Centre).

¹⁵⁶ This does not include dentist provision

SA Objective	Criteria	Performance	Commentary
	F) Is the site accessible to a community facility ¹⁵⁷ ?	+/- The site is within 800m to 1.6km distance	The site is within 850m from Nursling and Rownhams Village Hall, the route is accessible by footpath.
	G) Can the site readily connect to cycleways and footpath networks?	++ Direct access to cycleways and/or footpath networks	Direct access to the cycleway and footpath network is achievable, there are several routes available from this location.
	H) Is the site accessible to a bus or rail service?	+/- Within 800m of limited bus route or railway station to major destination	There is a bus stop immediately adjacent to the site, however it is not served by any regular service. The site is 350m from Balmoral Way bus stop which has an infrequent service towards Lordshill.
	I) Is the site able to connect to the highway?	+ No access constraints	There is an existing site entrance with direct access onto Lymer Lane, transport strategy will need to be prepared.
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	- The site is not previously developed land	The site is greenfield.
	B) Will development result in the loss of best or most versatile agricultural land?	+/- The site includes some best or most versatile agricultural land but not the majority of the site (ie less than half of the site).	Part of the site does comprise best or most versatile agricultural land as defined by the NPPF.
	C) Does the site fall within a mineral and waste consultation area?	+/- Site includes land within a mineral consultation area.	The site does fall within a minerals and waste consultation area or minerals resource area.
	D) Does it include a former landfill site?	O Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
Objective 5. Conserve and, where possible, enhance the water	A) Is site within a groundwater source protection zone?	+ The whole of the site is outside source protection zone	The whole of the site is outside groundwater source protection zones.

¹⁵⁷ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

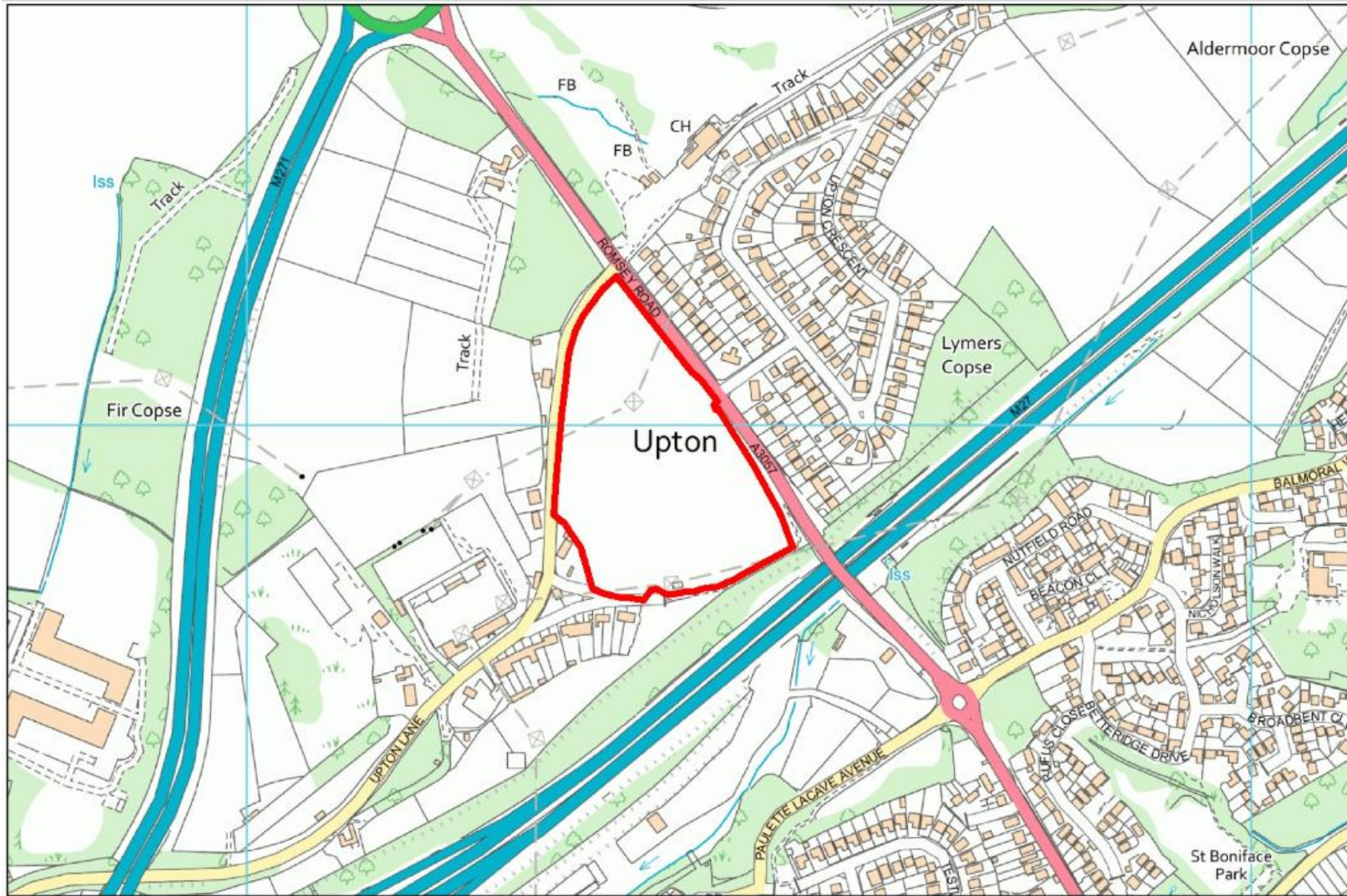
SA Objective	Criteria	Performance	Commentary
environment and ensure the sustainable management of water resources.			
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++ The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	The site is within flood zone 1, however a small part of the site is at limited risk of flooding from ground water.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	? There is potential for change in air quality and requires further consideration	The proposed development of c100 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough. The effect on air quality in terms of AQMA in adjoining authority areas would need to be explored further in terms of potential cumulative effects.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	O No impact on the landscape character	<ul style="list-style-type: none"> • A medium scale pasture field bounded by roads, treelines and woodland. No sub-divisions, and few features within the field itself. • Notable aural presence of the adjacent M27 Motorway. • Gently undulating topography, with land falling subtly to the south west. • Pylons are present on site (one within northern half and one on the southern boundary) with cables aligning in various directions. These and the aural presence of the motorway notably reduce tranquillity and perceptual quality. • Glimpsed intervisibility with the wooded hills to the west (towards, at distance, the New Forest National Park and Cranborne Chase & West Wiltshire Downs AONB)

SA Objective	Criteria	Performance	Commentary
			<ul style="list-style-type: none"> • A strong treeline defines the eastern boundary along the A3057 Romsey Road, with boundary trees and woodlands largely forming the site's skylines. • An old hedgerow and trees on a raised bank along the southern edge of the site at Lymer Villas. The hedge along Upton Lane to the west is also on a slightly raised bank, with site ground level slightly higher than the road. • The simple character and urbanising influences lower sensitivity overall.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+/- Mixed impact on settlement, settlement edges, and/or immediate context, where there may be potential positive and negative impacts.	The site is immediately adjacent to the settlement boundary of Rownhams and is otherwise located within and surrounded by countryside.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○ The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	The site is not located within a Local Gap and is unlikely to result in the physical or visual coalescence of Rownhams with any other settlement.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○ The development of this site would have no effect on the historic environment.	There are no heritage assets within the proximity of the site which would be impacted by development on site.
	B) Is development likely to conserve or enhance the	○ The development of this site would have	There are no archaeological sites currently recorded at this location. The site has some potential that

SA Objective	Criteria	Performance		Commentary
	significance of sites of archaeological interest?		no effect on archaeological assets	archaeological remains will be encountered but these seem limited and very unlikely that they will constrain development.
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	The site is within the zones of influence for different designations and issues for New Forest and Solent SPA recreation and is within the Test catchment for Solent SPA nutrients.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	-	The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.	Woodland, trees and hedgerows exist within the site. Depending on the scale of development and the extent of GI delivered, there is potential for biodiversity enhancements within the site and the delivery of Local Ecological Network enhancements. However, there is also potential for the loss of LEN opportunities.
	C) Would development conserve and extend quality local green infrastructure provision?	?	Insufficient information available	Site is currently grassland, possible that development could extend green infrastructure provision.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are unprotected trees lining the boundary of the site. It is considered the development could come forward with minimal tree loss. A tree survey would assist in assessing the value of trees on the boundary.
Objective 11: Support the delivery of climate	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to 50% of the	The site has good access to local facilities and services, with others including GP surgery and public transport further away. The site is on a greenfield site; otherwise

SA Objective	Criteria	Performance	Commentary	
change mitigation and adaptation measures			criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	There is a publicly accessible open space and / or equipped children's play space within 800m	the site is relatively unconstrained, with the exception of noise pollution from the M27 motorway.
	B) Is the site accessible to sports facilities?	++	Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	There is direct access to informal open space at Betteridge Drive within 800m proximity to the site.
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.	There is direct access to Romsey Golf Club from the site but would likely require payment/membership to use those facilities. The nearest sports fields are at St Boniface Park, but have no access to a pavilion on site.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> night time road traffic noise >50 dB(A) Lnight; 	No adverse impacts identified.
				The site is likely to be exposed to night time road traffic noise >50 dB(A) from the M27.

SA Objective	Criteria	Performance	Commentary
		<ul style="list-style-type: none"> • night time railway train noise >50 dB(A) Lnight; or • industrial and commercial noise 	
<p>Commentary / Summary: The site is relatively accessible to Nursling, which has a range of facilities, services, a regular bus service. The site is bounded by the M27 and A3057 and is significantly affected by road noise which makes this location inappropriate for residential development. Mitigation would need to be considered. The site also relates poorly to the settlement boundary of Nursling and begins to sprawl development into the open countryside.</p>			



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Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	0

Site Name / Address	Velmore Farm, Valley Park
Site reference / SHELAA No: / Submission Date	SHELAA 82 (2022)
Site area:	67ha
Promoted Housing Capacity	850
Officer Assessed Housing Capacity	850
Employment uses (Y/N)	Y

SA Objective	Criteria	Performance	Commentary
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	+	Promotion of the site includes provision to meet a particular identified housing need e.g. specialised housing for older persons (C2)/ accessible / self and custom build plots
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with	A) Is the site likely to increase future economic and employment opportunities?	+	Promotion of the site includes a proposal for mixed use or commercial floorspace offering ongoing economic and employment opportunities. This may be in the form of an area of employment land and
			The site is promoted for approximately 850 dwellings, with an accompanying vision document indicating a proposal for the provision of care / retirement living accommodation as part of the scheme. It is also indicated that affordable homes would be provided for with self-build, custom build and accommodation for gypsies, travellers and travelling showpeople in line with the relevant Local Plan policies.
			It is understood there are some commercial activities located within the site at present. The submission includes a proposal for commercial floorspace (5000 sqm) and co-working space (250sqm) to be included as part of the scheme. This would be subject to market demand and stakeholder engagement. It also identifies proposals for a convenience store and primary school that would support employment opportunities. The proposal would not result in the loss of any existing strategic employment sites.

SA Objective	Criteria	Performance	Commentary	
the availability of a skilled workforce			or a local centre providing commercial / employment uses.	
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	++	The site is within 1600m distance of a strategic employment site.	Hampshire Corporate Park is located immediately adjacent to the east of the site, with the School Lane Industrial Estate also in close proximity (accessible by footpaths from the northern boundary of the site).
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	Based on the post code SO53 3YA, it is indicated that the average download speed is 91.4Mbps, with an upload speed of 93.3Mbps.
	D) Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to the town centre, with an overall journey time, door to door of less than 1 hour.	The site is approximately 7.5km from Romsey town centre. There is a frequent bus service located within 400m of the site in the form of a one an hour bus service (most of the day) that connects to Romsey (Bluestar 5), from Templars Way, to the north of site. It is understood that the journey time is approximately 20 minutes between stops.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of	A) Is the site accessible to early years education provision?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	Mulberry Corner Day Care Nursery is located approximately 220m from the site. There are footways to this location once Templars Way has been crossed. There are additional facilities associated with the Valley Park local centre.
	B) Is the site accessible to a Primary School?	++	The site is within 800m to 1600m distance	St Francis C of E Primary School is located approximately 750m from the site. There are footways to this location once Templars Way has been crossed. The submission proposes that a new 1 form entry primary school would be provided within the site.

SA Objective	Criteria	Performance	Commentary	
transport networks and the availability and utilisation of sustainable modes of travel	C) Is the site accessible to a Secondary School?	+/-	The site has access to a direct bus or train route within 400m to a secondary school location, and with an overall journey time of 30 minutes maximum.	Toynbee School is located approximately 2.4km from the site. There are footways to this location once Templars Way has been crossed. Based on available information, while a bus could be used for part of this journey, it would not significantly shorten travel times. There is also a bus service from Templars Way to Thornden School with a bus journey time of 20 minutes.
	D) Is the site accessible to a Convenience Store including at a Local/ District/ Town Centre?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is approximately 500m from the ASDA store at Chandler's Ford and in the order of 700m from the facilities at Valley Park local centre. The submission indicates the potential for provision of a convenience store on site.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital)?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	St Francis Surgery is located approximately 750m from the site. There are footways to this location once Templars Way has been crossed.
	F) Is the site accessible to a community facility ¹⁵⁸ ?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	Valley Park Community Centre is located approximately 700m from the site. There are footways to this location once Templars Way has been crossed. The submissions in relation to the site indicates a mix of uses would be provided in a community hub, to include a community space for local clubs.
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access** to cycleways and/or footpath networks	National Cycling Network (NCN) route 24 runs to the north of the site, including along Castle Lane. This route links to Romsey and also connects into NCN route 23 which links to Eastleigh, Southampton and Winchester. There is also access to the public rights of way network.
	H) Is the site accessible to a	++	Within 400m of a frequent bus route or	The Bluestar 5 route runs along Templars Way and Castle Lane to the north of the site. This service runs from Romsey to

¹⁵⁸ Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance	Commentary
	bus or rail service?		railway station connecting to major destinations (including local towns or cities, which have onward connections to wider destinations).
	I) Is the site able to connect to the highway?	+	No access constraints
Objective 4: Encourage the efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	+/-	The site includes some previously developed land (less than half)
	B) Will development result in the loss of best or most versatile agricultural land?	+/-	The site includes some best or most versatile agricultural land but not the majority# of the site (i.e. less than half of the site).
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.
	D) Does it include a former landfill site?	○	Site does not include land that comprises a former landfill site.
			Boyatt Wood. There are also bus services to Thornden School and Barton Peveril College that runs along Templars Way. A Community Transport route also operates to Eastleigh.
			The site fronts onto Templars Way. The submission document indicates that a satisfactory vehicle access could be provided onto Templars Way for the proposals and also notes that the site has access via Bournemouth Road (to the east).
			The majority of the site comprises greenfield land, however a small portion of the site is occupied by commercial buildings and dwellings which would be classed as previously developed land (the submission indicates this to be 2.5ha). Based on the information submitted it is assumed that there are no proposals for conversion of existing buildings.
			Based on the national provisional agricultural land classification, this site is classified as Grade 4 land. Site-specific information records the site as being a combination of Grade 3a, 3b, and 4 land with a small area of land classified as 'other' where existing buildings are located. No site-specific information is available for part of the land to the west and south of the site. It is estimated that just over a third of the site is classed as Grade 3a land.
			The site is not within a consultation area for mineral & waste sites. A small area on the eastern edge of the site is identified as being within a consultation area for mineral resources.
			The site does not include land that comprises a former landfill site.

SA Objective	Criteria		Performance	Commentary
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones	The whole of the site is outside groundwater source protection zones. The site is not within a principal aquifer.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	<p>A small area of flood risk zones 2 and 3 is located on the eastern boundary of the site in relation to flooding from rivers. The extent of this area could increase associated with climate change.</p> <p>The majority of the site is classed as having limited potential for groundwater flooding, however there are small areas on the western boundary of the site that are classed as having the potential for flooding below ground level or at surface.</p> <p>There are areas at risk of surface water flooding within the site (classed as high, moderate and low risk). These appear to be generally associated with existing drains on site.</p> <p>None of the site is classed as being at risk of flooding associated with reservoirs.</p> <p>It would be anticipated that the site could be brought forward in a way that is capable of avoiding the areas identified as being at risk of flooding. The submission indicates the intention to ensure development is not located in flood risk zones 2 & 3.</p>
Objective 7: Maintain and, where possible,	A) Would development of the site lead to	?	There is potential for change in air quality	Additional traffic generation associated with the site has the potential to contribute towards air pollution. While there are no Air Quality Management Areas (AQMA) within the immediate

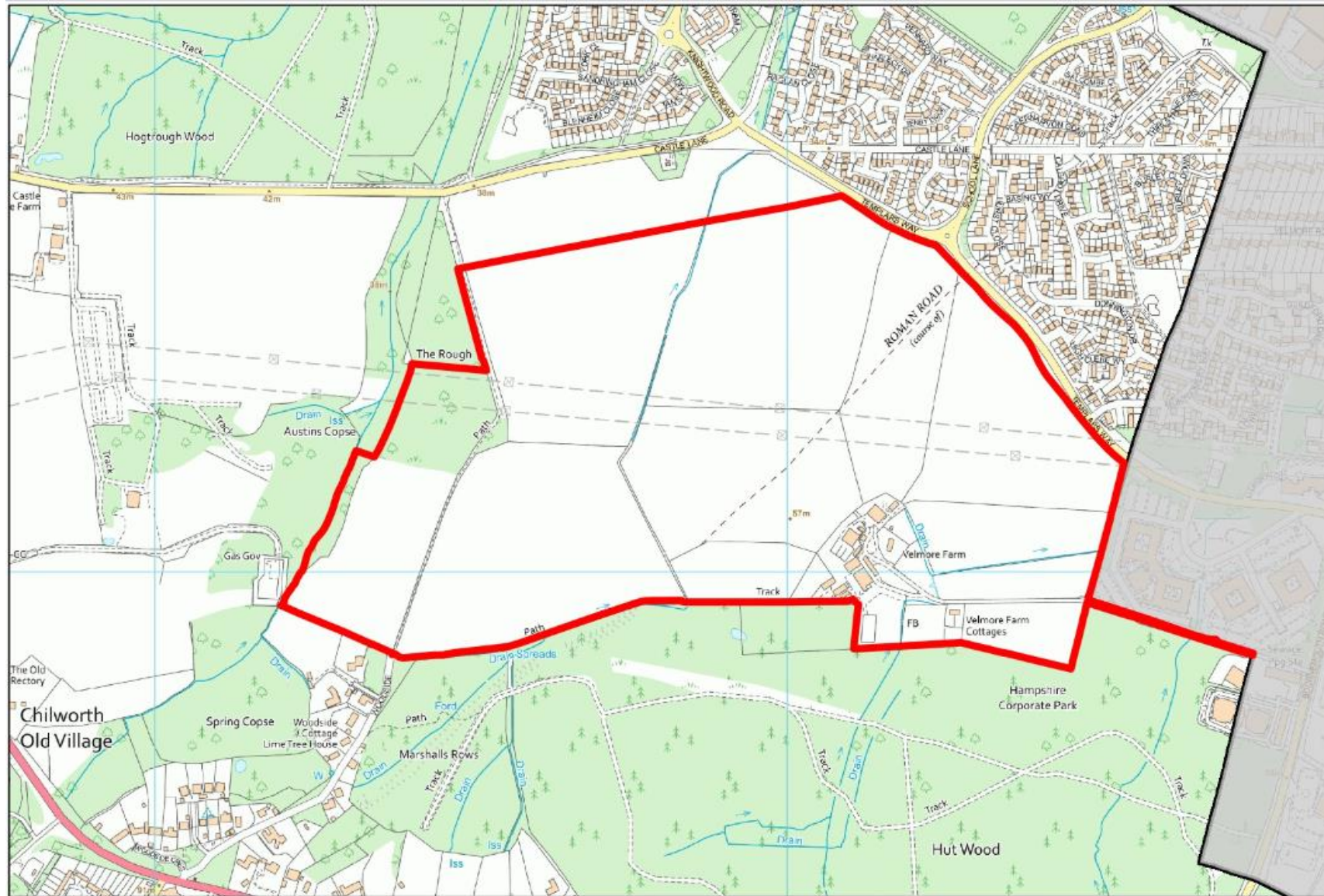
SA Objective	Criteria		Performance	Commentary
enhance air quality	concerns on air quality in light of national air quality objective levels?		and requires further consideration	<p>vicinity of the site, there are AQMAs at Leigh Road and associated with the M3 in locations that could be used by vehicles associated with the site (e.g. to access the motorway network and Eastleigh).</p> <p>At peak times, traffic can build up along Templars Way associated with movements in / out of Hampshire Corporate Park and the roundabout by the ASDA store in Chandler's Ford. Also at the cross roads in North Baddesley.</p>
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	<p>Development of the site would not directly impact any protected landscapes. The site is within Landscape Character Area 2B: North Baddesley to Chilworth Woodland Mosaic.</p> <p>This is a landscape of high overall sensitivity. This is by virtue of the elevated character of the open landscapes which define the western, north-western, southern-western and central parts of the site, together with the experience of relative remoteness and sense of place provided by landscape pattern (including the presence of the Roman Road). There is, however, variation within this overall landscape sensitivity judgement. The northern, northern-eastern, eastern, and south-eastern edges of the site, on lower lying ground with less intricate landform, and with more influence from road infrastructure and human activity, albeit with the presence of the historic interest provided by the Roman Road, have a lower, Moderate-High sensitivity. This is by virtue of their lower elevation and reduced prominence and the greater influence of modern infrastructure in the landscape.</p>
	B) Does the site relate well to the existing settlement and to the immediate	+/-	Mixed impact on settlement, settlement edges, and/or immediate context, where there may be	The site is adjacent to the edge of Valley Park (located to the north, opposite side of Templars Way). There is commercial development located to the east of the site (Hampshire Corporate Park). The submission documentation promotes the site as a natural extension to Valley Park.

SA Objective	Criteria	Performance	Commentary	
	context / surrounding area?		potential positive and negative impacts.	
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	-	The site would result in a reduction in the distinction / separation of settlements through a degree of visual and / or physical coalescence	The site is in a location that would reduce the physical separation between Valley Park and Chilworth. However, the presence of Hut Wood (to the south of the site) reduces the impact on distinction between settlements in a visual sense. The submission suggests that Hut Wood would create a new defensible boundary and aid in screening the development from the countryside.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	0	The development of this site would have no effect on the historic environment.	There are no listed buildings, conservation areas or registered parks & gardens within or immediately adjacent to the site.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	-	Potential for an impact on archaeological assets that could affect the development of this site	There are no scheduled monuments within the site but the route of a Roman Road is noted to cross the site from the north east, in a south westerly direction. The submission indicates that the route of the Roman road could be incorporated into the scheme in a sensitive way.
Objective 10: Conserve and, where possible, enhance	A) Will the development conserve and enhance	--	The development has the potential to result in or contribute to indirect and or	The site includes an area designated as a SINC on the western boundary, with an additional SINC located immediately to the south of the site. The submission indicates that the proposal would include positive management of The Rough SINC and

SA Objective	Criteria	Performance	Commentary
biodiversity and habitat connectivity	protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?		<p>cumulative adverse effects on protected sites.</p> <p>surrounding habitat to improve condition, as well as a woodland buffer on the southern boundary.</p> <p>The site falls within the 13.8km zone within which mitigation would need to be provided in relation to recreational impacts on the New Forest international designations. The Vision document for the site includes a proposal for an on-site SANG. A small area on the south eastern edge of the site is also within the equivalent zone for the Solent SPAs; therefore mitigation may be needed for this matter.</p> <p>In terms of nutrient inputs, the site is within the catchment of the Solent international designations, therefore the site would need to achieve nutrient neutrality in relation to nitrates. If the site connects to the Chickenhall WWTW, it would also be necessary to attain phosphate neutrality in relation to the River Itchen SAC. In terms of nutrient neutrality, the Vision document refers to a combination of solutions (on and off site).</p>
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/-	<p>Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.</p> <p>There are areas of the Local Ecological Network, identified as core non-statutory, located within and immediately adjacent to the site (corresponding with the SINC designations). The majority of the site is identified to be within a network opportunity area.</p> <p>There are a number of hedgerows within the site, including demarking current field boundaries and running along the northern perimeter of the site. These have the potential to act as corridors.</p> <p>The submission indicates that the site would attain a minimum of 10% biodiversity net gain, including species-rich wildflower grasslands, new hedgerows and native planting.</p>
	C) Would development	+	<p>Promotion of the site includes provision that</p> <p>As part of the submission, it is indicated that there is an intention to retain and enhance green infrastructure, including</p>

SA Objective	Criteria	Performance	Commentary	
	conserve and enhance quality local green infrastructure provision?		would enable the conservation and enhancement of green infrastructure.	through retaining and reinforcing the existing network of hedgerows and tree belts, as well as providing strategic tree planting. Additional green space is also proposed which would form part of the green infrastructure provision.
	D) Would development affect protected and unprotected trees?	+/-	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	No TPOs within the site, however there are TPOs immediately to the south of the site in the vicinity of Woodside. There are a number of unprotected trees within the site, including on the perimeter and primarily (but not exclusively) associated with the hedgerows within the site. The submission indicated an intention to retain tree belts and provide strategic tree planting.
Objective 11: Support the delivery of climate change mitigation and adaptation measures	A) Will the site contribute towards reducing our impact on the climate?	+	Site performed positively in relation to the majority of criteria relating to objectives 3, 4, 5, 6, 10	The site performs well in relation to accessibility considerations, given the proximity to existing services and facilities. While there are a small number of existing buildings on site it does not appear that they are proposed for reuse. The submission indicates the intention to provide zero carbon ready homes.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m	There are a number of public open spaces located to the north of the site associated with Valley Park, with the nearest likely to be at Donnington Drive (which includes an open area of grass and an equipped play area). It would be expected that additional open space provisions would need to be provided as part of bringing this site forward. The development of the site would not result in the loss of any existing provisions.
	B) Is the site accessible to sport facilities?	+	Distance to nearest indoor sports facility or pitches and	The nearest sports facility is Knightwood Leisure Centre, which includes a turf pitch, artificial-turf pitches, tennis courts, MUGA,

SA Objective	Criteria	Performance	Commentary
			pavilion/changing facility - 801 – 1600m
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	+/-	The development of the site is likely to retain the provision of public rights of way but the character of such routes is likely to alter as a result of the development.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: <ul style="list-style-type: none"> • night time road traffic noise >50 dB(A) Lnight; • night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise
<p>indoor sports hall. This site can be accessed via footways once Templars Way has been crossed.</p> <p>There is a Right of Way (bridleway) running north/south towards the west of the site, which connects Valley Park with Chilworth. There is also a Right of Way (footpath) running east/west largely along the southern boundary of the site (connecting to the bridleway). While it is anticipated that these routes could be retained whilst bringing the site forward, their character is likely to be altered including in terms of access to the countryside. The submission indicates that the public rights of way would be retained and could be enhanced.</p> <p>None of the site is located within an area identified for rail noise at night.</p> <p>Just over a third of the site falls within an area modelled to have a road noise Lnight level of 50-54.9dB(A). This relates to the southeastern portion of the site, linking to noise from the M3/M27 motorway.</p> <p>There are no industrial uses in the immediate vicinity of the site. The commercial development to the east of the site comprises office space.</p>			
<p>Commentary / Summary: Site is sustainably located in close proximity to services and facilities in Valley Park, Chilworth and Chandlers Ford and connected further afield to Southampton. Residential led scheme and provides the opportunity to deliver key community facilities and smaller scale employment development. Site is located within a local gap but development can be located to maintain the integrity of the gap. Heritage considerations including Roman Road will affect the location of development. Site affected by surface water flooding and a sequential approach is required. SINC habitat within and adjoining the site where significant adverse effects must be avoided.</p>			



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