

## Appendix V Employment Site Appraisals

### Introduction

- 1.1 This section sets out the appraisal methodology and individual site appraisals for employment sites submitted through the SHELAA and local plan 2040 consultation stages that reached Stage 4 (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). The SA framework applied to employment sites is consistent with the framework set out in the scoping report and section 3 of the interim SA report. Some minor amendments have been made to the SA framework in relation to the SA objectives and criteria that are relevant to employment sites. 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. Minor amendments to the SA framework for employment purposes are as follows:
  - SA Objective 1 'Housing' is not relevant to the appraisal of employment sites and is therefore not included
  - SA Objective 2 'Economy – Additional criteria relevant to employment sites have been added relating to:
    - Market demand
    - Linking to regeneration proposals / economic strategies,
    - Employment the only acceptable use
    - Accessible to Tier 1 and 2 settlements
  - SA Objective 3: Accessibility – Is the site accessible to shops and non-employment facilities?
  - SA Objective 12: Communities and Health – Includes reference to the potential impact of employment sites on residential amenity.
- 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 4 of the site selection process forms part of the evidence base and has informed the shortlist of potential allocation sites which are discussed further in Appendix 2 of the SA report. 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.

## Employment Sustainability Assessment Criteria

Site Background			
SHELAA Ref		Neighbourhood Plan Status	
Source		Site Size (ha)	
Site Name and Address		Developable Area (ha)	
Settlement		Brownfield / Greenfield	
Parish / Ward		Existing Use	
Settlement Hierarchy / Tier		Proposed Use	
Within Settlement Boundary		Development Mix / Floorspace capacity	
Northern or Southern HMA			

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

SA Objective	Draft Criteria	Assessment Criteria	
<b>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</b>	A) Is the site likely to meet market demand?	++	The site meets market demand in terms of land, premises and locational requirements.
		+	The site is capable of meeting market demand in terms of land, premises and locational requirements.
		?	Insufficient Information
		-	The site is not capable of meeting market demand in terms of land, premises and locational requirements.
	B) Is the site part of a long term development or regeneration proposal linked to local economic strategy and / or Local Plan?	++	Site is part of a long term development / regeneration proposal linked to a local economic strategy and / or Local Plan strategy / allocation.
		+	Site is capable of relating positively to a long term development / regeneration proposal linked to a local economic strategy and / or Local Plan strategy / allocation.
		-	Site is not capable of relating positively to a long term development / regeneration proposal linked to a local economic strategy and / or Local Plan strategy / allocation.
	C) Is employment development the only acceptable use?	+	Appropriate mixed use proposal with residential and or other commercial uses
		-	Inappropriate mixed use proposal
		o	Employment development is the only acceptable use due to locational factors and existing uses.
	D) 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
	E) Is the site accessible to tier 1 or 2 settlement?	++	Within 400m of a frequent bus service to a tier 1 or 2 settlement and or within 1600m.
+		Within 400m of a bus service to tier 1 or 2 settlement and beyond 1.6km.	
-		Limited public transport within 800m and beyond 1.6km of tier 1 or 2 settlement.	
<b>Objective 3: Maintain and improve access to</b>	A) Is the site connected / accessible to the	++	Direct access to SRN
		+	Access to SRN within 1600m
		+/-	Access to SRN within 1.6 to 5km

SA Objective	Draft Criteria	Assessment Criteria	
services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel*	strategic road network?	--	Access to SRN over 5km
	B) Is the site able to connect to the highway?	+	No access constraints
		-	Potential access constraints
		++	Shops and other facilities (e.g. retail, conference facilities, gym etc) (ancillary to main employment use) available on site providing key services to employees.
	C) Is the site accessible to shops and non-employment facilities?	+	Shops and facilities available within 800m via footpath and or cycleways
		+/-	Shops and facilities available within 800m to 1.6km
		_	Shops and facilities available within 1.6km to 5km
		--	Shops and facilities available over 5km from site.
		++	Direct access** to cycleways and/or footpath networks
	D) Can the site readily connect to cycleways and 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.
		++	Within 400m of a frequent bus route or railway station connecting to major destinations <sup>1</sup> (including local towns or cities, which have onward connections to wider destinations).
	E) Is the site accessible to a bus or rail service?	+	Within 400m of an infrequent bus route or railway station to major destinations
		+/-	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.	
+		All or majority of the site is previously developed land as defined by NPPF (at least half)****.	
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 not previously developed land
		+	The site does not comprise best or most versatile agricultural land as defined by the NPPF
	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
		+/-	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 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
		O	Site does not lie within a mineral consultation area.
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.
		O	Site does not include land that comprises a former landfill site.

<sup>1</sup> 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	
	D) Does the site include 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%).
<b>Objective 5: Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.</b>	A) The 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 <sup>#</sup> or all of the site is located within a source protection zone or the site includes areas within source protection zones 1 or 2.
<b>Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment</b>	A) Is the site in flood zone 2 or 3?	++	The site is entirely within Flood Zone 1.
		+/-	Part of the site is within Flood Zones 2 and / or 3
		-	Majority of the site is within Flood Zone 2, and / or 3
	D) Is the site susceptible to surface water flooding?	++	Low or no risk
		+	Part of site at moderate / high risk (less than 50%)
		-	Majority of site at medium risk (over 75%)
		--	Majority of site at high risk (over 75%)
	E) Is the site susceptible to groundwater flooding?	++	Limited or no susceptibility to groundwater flooding
		+	Not susceptible to groundwater flooding at the surface
		-	Part of site susceptible to groundwater flooding at the surface
		--	Majority of the site susceptible to groundwater flooding at the surface
	<b>Objective 7: Maintain and, where possible, enhance air quality</b>	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels, including with regard to any AQMA?	0
?			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.
<b>Objective 8: Conserve and, where possible, enhance the Borough's</b>	A) Would development affect landscape character and protected landscapes?	+	The site may be less sensitive to development in terms of the landscape impact. May be 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
		0	No impact on the landscape character

SA Objective	Draft Criteria	Assessment Criteria	
<b>landscape, townscapes and settlement character</b>		-	Site is likely to have a negative effect on the landscape. The site may be more sensitive to development in terms of landscape impact. Includes consideration of impact on dark skies.
		--	Site is likely to have a significant negative effect on landscape, which may include adverse effects on designated landscapes (e.g. National Parks and AONBs) and their setting. Includes consideration of impact on dark skies.
	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 coalescence, where this is relevant to settlement identity?	O	Isolated employment site unrelated to settlement
		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
		--	The site results in the coalescence of settlements in a way that adversely affects settlement identity.
	<b>Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets</b>	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.
-			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?		+	Development would conserve and enhance assets and / or their setting
		0	The development of this site would have no effect on archaeological assets
		-	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 development has the potential to impact on the significance of an archaeological asset that has the potential to result in substantial harm or loss of heritage assets
<b>Objective 10: Conserve and, where possible, enhance biodiversity</b>	A) Will the development conserve and enhance protected sites (internationally,	+	Development would be likely to conserve, restore, and / or enhance protected sites
		O	No protected sites or habitats identified on site or in the vicinity or are likely to be impacted.

SA Objective	Draft Criteria	Assessment Criteria	
<b>and habitat connectivity</b>	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 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?	++	The development would be likely to conserve habitats and species on site.
		?	Uncertain / Insufficient information
		-	The development has the potential to result in a degree of harm to habitats, species.
		--	The development has the potential to result in significant harm to habitats (including irreplaceable habitats and / or priority habitats), species.
	C) Is the development capable of delivering biodiversity net gain?	++	Opportunity for BNG on site over and above legal / policy requirements
		+	Realistic opportunity for BNG meeting legal / policy requirements
		?	Uncertain / Insufficient information
		-	Unlikely BNG meeting legal / policy requirements can be delivered
	D) Will the development conserve and enhance the local ecological network?	++	Conserves the LEN and likely to deliver enhancements
		+	Conserves the LEN
		+/-	Limits or compromises opportunities to enhance LEN
		-	Results in degree of harm to LEN
		--	Potential for significant harm to LEN
	E) 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.
		?	Insufficient information available
		0	Likely to have a neutral impact on site, ie 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.
	F) Would development affect	+	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	
	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 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
<b>Objective 11: Support the delivery of climate change mitigation and adaptation measures</b>	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 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
<b>Objective 12: Seek to maintain and improve the health and wellbeing of the population</b>	A) 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.
	B) Would development of the site be able to minimise the risk of adverse impacts on residential amenity, character and exposing people to inappropriate levels of noise pollution?	+	The proposed development is unlikely to adversely impact on residential amenity and character (including noise generation).
		-	The proposed development has the potential to adversely affects residential amenity and character (including noise generation)

## Employment Site Appraisal

**Table 1: Employment Site Details**

This table sets out the details of the employment sites.

SHELAA Ref	Source	Site Name and Address	Settlement	Parish/ Ward	Within Settlement Boundary	Northern or Southern HMA	Neighbourhood Plan Status	Site Size (Ha)	Developable Area (Ha)	Brownfield / Greenfield	Existing Use	Proposed Use	Development Mix / Floorspace Capacity
82	SHELAA 2017	Velmore Farm	Chandlers Ford	Chilworth	Immediately Adjacent	Southern	Chandlers Ford NP area out of Borough	67	40	Combined	Greenfield, some limited commercial on site	Mixed	850 dwellings, 5,000sqm flexible office (E(g)(i) Offices), 250sqm co-working space, 450sqm retail, Primary School, Green Space
133	SHELAA 2021	Land adj. to Abbey Park	Romsey	Romsey Extra	Immediately Adjacent	Southern	NP area designated but not progressing	5.86	5.86	Greenfield	Vacant Land (formerly Cropping land)	Employment	19,588sqm / 5.86ha (E(g)(i) Offices, E(g)(ii) Research and development of products or processes, B2 and B8.)
143	SHELAA 2021	Land west of Ordnance Lane	Weyhill	Ampport	Immediately Adjacent	Northern	NP area designated, progressing	4.85	4.85	Greenfield	Grazing land	Employment	22000sqm (B8)
152	SHELAA 2019	Nursling Site, Lee Lane	Lee	Romsey Extra	Outside	Southern	NP area designated but not progressing	3.95	3.95	Greenfield	Agricultural land	Mixed	100 dwellings, 1000sqm employment
173	SHELAA 2017	Land at Manor Farm	Knights Enham	Enham Alamein	Immediately Adjacent	Northern	Not Designated	154	77	Mixed	Agricultural / arable / woodland	Mixed	1000 dwellings, Masterplanning identifies employment area, indicative figure (officer identified) of 5,000sqm (E(g)(i), (ii), (iii), (0.35 plot ratio).
228	SHELAA 2017	Land at Warner's Farm	East Wellow	Wellow	Outside	Southern	Reg 14 Stage / Allocating Sites	5	5	Greenfield	Agricultural land	Mixed	50-100 dwellings [Based on 10-20dph] (Mixed - residential, employment and leisure)
229	SHELAA 2017	Land west of Whinwhistle Road	East Wellow	Wellow	Outside	Southern	Reg 14 Stage / Allocating Sites	8	7.8	Greenfield	Agricultural land	Mixed	78-156 dwellings [Based on 10-20dph] (Mixed - residential, employment and leisure)



SHELAA Ref	Source	Site Name and Address	Settlement	Parish/ Ward	Within Settlement Boundary	Northern or Southern HMA	Neighbourhood Plan Status	Site Size (Ha)	Developable Area (Ha)	Brownfield / Greenfield	Existing Use	Proposed Use	Development Mix / Floorspace Capacity
230	SHELAA 2017	Oakdene Farm	East Wellow	Wellow	Immediately Adjacent	Southern	Reg 14 Stage / Allocating Sites	9	8.5	Combined	Agricultural	Mixed	85-170 dwellings [Based on 10-20dph] (Mixed - residential, employment and leisure)
231	SHELAA 2019	Land south of Finkley Farm	Finkley	Andover: Romans	Outside	Northern	NP area designated	174	80	Greenfield	Agricultural / grazing land	Mixed	2,500 dwellings 100,000sqm employment, 50,000sqm retail
244	SHELAA 2019	Kennels Farm	Chilworth	Chilworth	Immediately Adjacent	Southern	Not Designated	3.903	3.903	Greenfield	Equine tree nursery	Employment	14,000sqm, E(g)(i) Offices, E(g)(ii) Research and development of products or processes, B2 and B8.
250	SHELAA 2019	Land at Four Horseshoes House	Nursling	Nursling & Rownhams	Immediately Adjacent	Southern	Not Designated	1	1	Greenfield	Car park / grazing land	Residential	30 or approximately 3,500sqm E(g)(i) Offices, E(g)(ii) Research and development of products or processes, B2. (0.35 plot ratio).
257	SHELAA 2019	Greenwood Copse	East Wellow	Wellow	Outside	Southern	Reg 14 Stage / Allocating Sites	5.2	5.2	Greenfield	Woodland	Employment	10,000sqm
281	SHELAA 2019	Land at Homestead Farm	Penton Corner	Penton Mewsey	Part in	Northern	Not Designated	4.65	4.65	Greenfield	Agricultural / grazing land	Residential	210 dwellings (Potential for approximately 16,000sqm mixed use employment (B1, B2 and B8), (0.35 plot ratio).
292	SHELAA 2019	Land at Choice Plants, Stockbridge Road	Timsbury	Michelmersh	Outside	Southern	NP area designated	1.963	1.963	Brownfield	Garden Centre and Nursery	Employment	2,500-2,800sqm (Use Class (E(g)(i), (ii), (iii), B8) or 65 dwelling residential scheme.
296	SHELAA 2021	South side of Botley Road	Romsey	Romsey Extra	Immediately Adjacent	Southern	NP area designated but not progressing	2	1.2	Greenfield	Paddock and woodland	Employment	3.200 sqm employment, E(g)(i) Offices, E(g)(ii) Research and development of products or processes, B2 and B8.

SHELAA Ref	Source	Site Name and Address	Settlement	Parish/ Ward	Within Settlement Boundary	Northern or Southern HMA	Neighbourhood Plan Status	Site Size (Ha)	Developable Area (Ha)	Brownfield / Greenfield	Existing Use	Proposed Use	Development Mix / Floorspace Capacity
329	SHELAA 2019	Squabb Wood Landfill Site, Salisbury Road	Shootash	Romsey Extra	Outside	Southern	NP area designated but not progressing	48.5	48.5	Greenfield	Former minerals working / landfill site	Employment	10000sqm (employment and logistics) / or 10000sqm mixed retail and commercial uses or recreation and leisure
379	SHELAA 2021	Land at Harewood Farm	Andover Down	Andover: Downlands	Outside	Northern	NP area designated	11.7	4.3	Combined	Employment / commercial / retail warehouses	Employment	15000sqm, (E(g)(i), (ii), (iii), B2, B8)
385	SHELAA 2022	Land at Upton Lane	Rownhams	Nursling and Rownhams	Adjacent	Southern	Not Designated	12.3	8.4	Greenfield	Agricultural Land	Residential	380 dwellings or 29500 sqm, 8.4ha of E(g)(i) Offices, E(g)(ii) Research and development of products or processes, B2 and B8.
392	SHELAA 2021	Land at Harroway House	Penton Mewsey	Penton Grafton	Immediately Adjacent	Northern	Not Designated	29.6	16.6	Greenfield	Agricultural / grazing land	Employment	46,450sqm
394	SHELAA	Upton Triangle	Rownhams	Nursling and Rownhams	Adjacent	Southern	Not Designated	4.67	4.67	Greenfield	Agricultural / grazing land	Mixed	100 dwellings or 16,000 sqm of E(g)(i) Offices, E(g)(ii) Research and development of products or processes, B2 and B8
395	SHELAA 2021	Land at Nursling Street	Nursling	Nursling & Rownhams	Within settlement boundary	Southern	Not Designated	1.3	1.3	Greenfield	Agricultural / grazing land (LE6 Adanac Park employment allocation)	Mixed	15-20 dwellings 1250sqm E(g)(i), (ii), (iii).
397	SHELAA 2022	Land at Test Valley Business Park	North Baddesley	North Baddesley	Immediately Adjacent	Southern	Not Designated	2.2	2.2	Greenfield	Agricultural / grazing land	Employment	6600-12000sqm (B8)
398	SHELAA 2022	Roman House	North Baddesley	North Baddesley	Within settlement boundary	Southern	Not Designated	0.98	0.95	Brownfield	Class E Business	Employment	E(g)(i), (ii), (iii), B8

SHELAA Ref	Source	Site Name and Address	Settlement	Parish/ Ward	Within Settlement Boundary	Northern or Southern HMA	Neighbourhood Plan Status	Site Size (Ha)	Developable Area (Ha)	Brownfield / Greenfield	Existing Use	Proposed Use	Development Mix / Floorspace Capacity
399	SHELAA 2022	Land West of Nutburn Road	North Baddesley	North Baddesley	Immediately Adjacent	Southern	Not Designated	46.7	10.4	Greenfield	Agricultural / grazing land	Mixed	35 dwellings (parcels A, B and C)) 6600-12000sqm Employment (Parcel D), SANG and ecological mitigation (34ha) (remaining land)
400	SHELAA 2022	Thrupton Aerodrome	Thrupton	Thrupton	Immediately Adjacent	Northern	Made Plan / Not Allocating Sites	165.6	165.6	Combined	Aerodrome (operated under a CAA Ordinary Licence) and associated hangers, motor racing, skid pan, Kart racing and earthworks.	Employment	Employment (TBC, Leisure (race track and ancillary uses)
401	SHELAA 2022	Land south of Thrupton Aerodrome north of A303	Thrupton	Thrupton	Outside	Northern	Made Plan / Not Allocating Sites	15	15	Combined	Employment uses within Thrupton Industrial Estate and recycling operations	Employment	680,031ft <sup>2</sup> / 63,177m <sup>2</sup> GEA of modern flexible employment floor space (Egi, ii, and iii), B2, B8 and C1 hotel).
405	SHELAA 2022	Land between Grateley and Palestine	Grateley	Grateley	Outside	Northern	Not Designated	4.65	4.65	Greenfield	Agricultural (arable land)	Employment	21000sqm
424	SHELAA 2022	Land south of Coldharbour Lane	Nursling	Nursling & Rownhams	Outside	Southern	Not Designated	38	20	Greenfield	Agricultural (arable land)	Employment	Industrial and logistics (quantum not specified)
431	SHELAA 2022	Land south west of Martins Lane	Chilbolton	Chilbolton	Outside	Northern	Made Plan / Not Allocating Sites	7.3	7.3	Greenfield	Agricultural (arable land). 2 Nissen Huts	Mixed	20 dwellings 20000sqm Employment (unspecified)

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439	SHELAA 2022	Land off Pond Lane and Old Stockbridge Road	Grateley	Grateley & Over Wallop	Outside	Northern	Not Designated	135	67	Greenfield	Agricultural land / cropping	Mixed	2675 dwellings 5Ha Employment. 24,000 retail (convenience store), primary school, leisure facility, doctors surgery

**Table 2: Employment Site Appraisal for Objectives 2, 3, 4 and 5**

This table sets out the assessment of the employment sites for objectives 2, 3, 4 and 5. Each objective has at least one criteria which have been used to assess the site.

SHELAA Ref	SA Objective 2						SA Objective 3					SA Objective 4				SA Objective 5
	Meets Market Demand	Part of Long Term Regeneration Proposal / Emerging Local Plan Strategy	Employment Only Acceptable Use?	Broadband	Andover and Romsey Town Centres	Settlement Accessibility	Access to Strategic Road Network	Site Access	Access to Shops and non employment Facilities	Cycleways and Footpaths	Bus or Rail Services	Previously Developed Land	Agricultural Land (NPPF) Grade 1, 2, 3a	Minerals Site / Consultation Area	Landfill	Groundwater Source Protection Area
82	Capable of meeting demand (land, premises and locational requirements)	No	Potential for mixed use Employment/ Other Commercial/ Residential/ Environmental mitigation	High Quality 24 mbps and above	Within 400m of a frequent bus service to Romsey Town Centre and or within 1600m	Within 400m of a frequent bus service to a tier 1 or 2 settlement and or within 1600m	Access to SRN within 1.6km to 5km	No access constraints	Within 800m via footpath and or cycleways	Direct access to cycleways and / or footpath networks	Within 400m of frequent bus route or railway station to major destinations	Mixed (less than half site PDL)	Yes (50% or less)	No	No	No
133	Meets market demand (land, premises and locational requirements)	Capable of relating positively	Employment potentially only acceptable use	High Quality 24 mbps and above	Within 400m of a frequent bus service to Romsey Town Centre and or within 1600m	Within 400m of a frequent bus service to a tier 1 or 2 settlement and or within 1600m	Access to SRN over 5km	No access constraints	Within 800m to 1.6km	Direct access to cycleways and / or footpath networks	Within 400m of frequent bus route or railway station to major destinations	Greenfield	No	Yes (majority over 75%)	No	No
143	Meets market demand (land, premises and locational requirements)	Capable of relating positively	Potential for mixed use Employment/ Other Commercial/ Residential/ Environmental mitigation	High Quality 24 mbps and above	Within 400m of a bus service to Andover Town Centre and / or beyond 1.6km.	Within 400m of a bus service to tier 1 or 2 settlement and beyond 1.6km.	Access to SRN within 800m	No access constraints	Within 800m via footpath and or cycleways	Direct access to cycleways and / or footpath networks	Within 400m of infrequent bus route or railway station to major destinations	Greenfield	No	No	No	No

SHEL AA Ref	SA Objective 2						SA Objective 3					SA Objective 4				SA Objective 5
	Meets Market Demand	Part of Long Term Regeneration Proposal / Emerging Local Plan Strategy	Employment Only Acceptable Use?	Broadband	Andover and Romsey Town Centres	Settlement Accessibility	Access to Strategic Road Network	Site Access	Access to Shops and non employment Facilities	Cycleways and Footpaths	Bus or Rail Services	Previously Developed Land	Agricultural Land (NPPF) Grade 1, 2, 3a	Minerals Site / Consultation Area	Landfill	Groundwater Source Protection Area
152	Does not meet market demand (land, premises and locational requirements)	No	Existing use appropriate only	High Quality 24 mbps and above	Limited public transport within 800m and / or beyond 1.6km of a Town Centre.	Limited public transport within 800m and beyond 1.6km of tier 1 or 2 settlement.	Access to SRN within 1.6km to 5km	No access constraints	Within 1.6km to 5km	Direct access to cycleways and footpaths but limited connection to wider networks	No bus route or railway station within 800m	Greenfield	No	Yes (majority over 75%)	No	No
173	Capable of meeting demand (land, premises and locational requirements)	No	Potential for mixed use Employment/ Other Commercial/ Residential/ Environmental mitigation	High Quality 24 mbps and above	Within 400m of a bus service to Andover Town Centre and / or beyond 1.6km.	Within 400m of a bus service to tier 1 or 2 settlement and beyond 1.6km.	Access to SRN within 1.6km to 5km	Potential access constraints	Within 800m to 1.6km	Direct access to cycleways and / or footpath networks	Within 400m of infrequent bus route or railway station to major destinations	Greenfield	Yes, all of the site	Yes (50% or less)	No	No
228	Uncertain / Insufficient Information	No	Existing use appropriate only	Insufficient Information	Within 400m of a bus service to Romsey Town Centre and / or beyond 1.6km.	Within 400m of a bus service to tier 1 or 2 settlement and beyond 1.6km.	Access to SRN within 1.6km	No access constraints	Within 1.6km to 5km	Direct access to cycleways and footpaths but limited connection to wider networks	Within 400m of infrequent bus route or railway station to major destinations	Greenfield	No	Yes (majority over 75%)	No	No
229	Uncertain / Insufficient Information	No	Existing use appropriate only	Standard 10 to 24 mbps	Within 400m of a bus service to Romsey Town Centre and / or beyond 1.6km.	Within 400m of a bus service to tier 1 or 2 settlement and beyond 1.6km.	Access to SRN within 1.6km	Potential access constraints	Within 1.6km to 5km	Direct access to cycleways and footpaths but limited connection to wider networks	Within 400m of infrequent bus route or railway station to major destinations	Greenfield	No	Yes (majority over 75%)	No	No
230	Uncertain / Insufficient Information	No	Existing use appropriate only	High Quality 24 mbps and above	Limited public transport within 800m and / or beyond 1.6km of a Town Centre.	Limited public transport within 800m and beyond 1.6km of tier 1 or 2 settlement.	Access to SRN within 800m	Potential access constraints	Within 1.6km to 5km	Direct access to cycleways and footpaths but limited connection to wider networks	Within 800m of limited bus route or railway station to major destinations	Mixed (less than half site PDL)	No	Yes (less than half the site)	No	Yes (50% or less)

SHEL AA Ref	SA Objective 2						SA Objective 3					SA Objective 4				SA Objective 5
	Meets Market Demand	Part of Long Term Regeneration Proposal / Emerging Local Plan Strategy	Employment Only Acceptable Use?	Broadband	Andover and Romsey Town Centres	Settlement Accessibility	Access to Strategic Road Network	Site Access	Access to Shops and non employment Facilities	Cycleways and Footpaths	Bus or Rail Services	Previously Developed Land	Agricultural Land (NPPF) Grade 1, 2, 3a	Minerals Site / Consultation Area	Landfill	Groundwater Source Protection Area
231	Capable of meeting demand (land, premises and locational requirements)	No	Potential for mixed use Employment/ Other Commercial/ Residential/ Environmental mitigation	High Quality 24 mbps and above	Within 400m of a frequent bus service to Andover Town Centre and or within 1600m	Within 400m of a frequent bus service to a tier 1 or 2 settlement and or within 1600m	Access to SRN within 1.6km to 5km	Potential access constraints	Within 800m to 1.6km	Direct access to cycleways and / or footpath networks	Within 400m of frequent bus route or railway station to major destinations	Greenfield	Yes (the majority over 75%)	Yes (50% or less)	No	No
244	Capable of meeting demand (land, premises and locational requirements)	Yes	Employment potentially only acceptable use	High Quality 24 mbps and above	Limited public transport within 800m and / or beyond 1.6km of a Town Centre.	Limited public transport within 800m and beyond 1.6km of tier 1 or 2 settlement.	Access to SRN within 1.6km to 5km	No access constraints	Within 800m to 1.6km	No clear direct access	Within 800m of limited bus route or railway station to major destinations	Greenfield	No	Yes (majority over 75%)	No	No
250	Meets market demand (land, premises and locational requirements)	No	Employment potentially only acceptable use	High Quality 24 mbps and above	Limited public transport within 800m and / or beyond 1.6km of a Town Centre.	Limited public transport within 800m and beyond 1.6km of tier 1 or 2 settlement.	Access to SRN within 1.6km to 5km	No access constraints	Within 800m via footpath and or cycleways	Direct access to cycleways and / or footpath networks	No bus route or railway station within 800m	Greenfield	No	Yes (majority over 75%)	No	Yes (majority over 75%) in zone 1 and or 2
257	Does not meet market demand (land, premises and locational requirements)	No	Existing use appropriate only	High Quality 24 mbps and above	Limited public transport within 800m and / or beyond 1.6km of a Town Centre.	Limited public transport within 800m and beyond 1.6km of tier 1 or 2 settlement.	Access to SRN within 1.6km to 5km	No access constraints	Within 1.6km to 5km	No clear direct access	No bus route or railway station within 800m	Greenfield	No	Yes (majority over 75%)	No	Yes (majority over 75%) in zone 1 and or 2
281	Capable of meeting demand (land, premises and locational requirements)	No	Existing use appropriate only	Standard 10 to 24 mbps	Within 400m of a frequent bus service to Andover Town Centre and or within 1600m	Within 400m of a frequent bus service to a tier 1 or 2 settlement and or within 1600m	Access to SRN within 800m	Potential access constraints	Within 800m to 1.6km	Direct access to cycleways and footpaths but limited connection to wider networks	Within 400m of frequent bus route or railway station to major destinations	Greenfield	Yes, all of the site	No	No	Yes (majority over 75%) in zone 1 and or 2

SHEL AA Ref	SA Objective 2						SA Objective 3					SA Objective 4				SA Objective 5
	Meets Market Demand	Part of Long Term Regeneration Proposal / Emerging Local Plan Strategy	Employment Only Acceptable Use?	Broadband	Andover and Romsey Town Centres	Settlement Accessibility	Access to Strategic Road Network	Site Access	Access to Shops and non employment Facilities	Cycleways and Footpaths	Bus or Rail Services	Previously Developed Land	Agricultural Land (NPPF) Grade 1, 2, 3a	Minerals Site / Consultation Area	Landfill	Groundwater Source Protection Area
292	Uncertain / Insufficient Information	No	Employment potentially only acceptable use	Standard 10 to 24 mbps	Within 400m of a bus service to Romsey Town Centre and / or beyond 1.6km.	Within 400m of a bus service to tier 1 or 2 settlement and beyond 1.6km.	Access to SRN over 5km	No access constraints	Within 1.6km to 5km	Direct access to cycleways and footpaths but limited connection to wider networks	Within 400m of infrequent bus route or railway station to major destinations	Yes	No	No	Yes (majority over 75%)	No
296	Meets market demand (land, premises and locational requirements)	No	Employment potentially only acceptable use	High Quality 24 mbps and above	Within 400m of a frequent bus service to Romsey Town Centre and or within 1600m	Within 400m of a frequent bus service to a tier 1 or 2 settlement and or within 1600m	Access to SRN within 1.6km to 5km	No access constraints	Within 800m to 1.6km	Direct access to cycleways and footpaths but limited connection to wider networks	Within 400m of frequent bus route or railway station to major destinations	Greenfield	No	Yes (majority over 75%)	No	No
329	Uncertain / Insufficient Information	No	Existing use appropriate only	Standard 10 to 24 mbps	Within 400m of a bus service to Romsey Town Centre and / or beyond 1.6km.	Within 400m of a bus service to tier 1 or 2 settlement and beyond 1.6km.	Access to SRN within 1.6km to 5km	No access constraints	Within 1.6km to 5km	No clear direct access	Within 400m of infrequent bus route or railway station to major destinations	Greenfield	No	Yes (majority over 75%)	Yes (majority over 75%)	No
379	Meets market demand (land, premises and locational requirements)	No	Employment potentially only acceptable use	High Quality 24 mbps and above	Limited public transport within 800m and / or beyond 1.6km of a Town Centre.	Limited public transport within 800m and beyond 1.6km of tier 1 or 2 settlement.	Access to SRN within 1.6km to 5km	No access constraints	Within 800m to 1.6km	No clear direct access	Within 800m of limited bus route or railway station to major destinations	Mixed (less than half site PDL)	Yes (50% or less)	No	No	No
385	Capable of meeting demand (land, premises and locational requirements)	No	Employment potentially only acceptable use	High Quality 24 mbps and above	Limited public transport within 800m and / or beyond 1.6km of a Town Centre.	Limited public transport within 800m and beyond 1.6km of tier 1 or 2 settlement.	Access to SRN within 800m	No access constraints	Within 800m to 1.6km	Direct access to cycleways and footpaths but limited connection to wider networks	No bus route or railway station within 800m	Greenfield	Yes (50% or less)	Yes (majority over 75%)	No	No

SHEL AA Ref	SA Objective 2						SA Objective 3					SA Objective 4				SA Objective 5
	Meets Market Demand	Part of Long Term Regeneration Proposal / Emerging Local Plan Strategy	Employment Only Acceptable Use?	Broadband	Andover and Romsey Town Centres	Settlement Accessibility	Access to Strategic Road Network	Site Access	Access to Shops and non employment Facilities	Cycleways and Footpaths	Bus or Rail Services	Previously Developed Land	Agricultural Land (NPPF) Grade 1, 2, 3a	Minerals Site / Consultation Area	Landfill	Groundwater Source Protection Area
392	Capable of meeting demand (land, premises and locational requirements)	No	Existing use appropriate only	High Quality 24 mbps and above	Within 400m of a bus service to Andover Town Centre and / or beyond 1.6km.	Within 400m of a bus service to tier 1 or 2 settlement and beyond 1.6km.	Access to SRN within 1.6km	Potential access constraints	Within 1.6km to 5km	Direct access to cycleways and footpaths but limited connection to wider networks	Within 400m of infrequent bus route or railway station to major destinations	Greenfield	Yes (the majority over 75%)	Yes (majority over 75%)	Yes (less than half the site)	Yes (majority over 75%) in zone 1 and or 2
394	See Residential Site Appraisal for Upton Triangle															
395	Meets market demand (land, premises and locational requirements)	Yes	Employment potentially only acceptable use	Insufficient Information	Limited public transport within 800m and / or beyond 1.6km of a Town Centre.	Limited public transport within 800m and beyond 1.6km of tier 1 or 2 settlement.	Access to SRN within 1.6km	No access constraints	Within 800m via footpath and or cycleways	Direct access to cycleways and / or footpath networks	Within 800m of limited bus route or railway station to major destinations	Greenfield	Yes (50% or less)	Yes (majority over 75%)	No	No
397	Meets market demand (land, premises and locational requirements)	Capable of relating positively	Employment potentially only acceptable use	High Quality 24 mbps and above	Within 400m of a bus service to Romsey Town Centre and / or beyond 1.6km.	Within 400m of a bus service to tier 1 or 2 settlement and beyond 1.6km.	Access to SRN within 1.6km to 5km	Potential access constraints	Within 800m via footpath and or cycleways	Direct access to cycleways and footpaths but limited connection to wider networks	Within 400m of infrequent bus route or railway station to major destinations	Greenfield	Yes (50% or less)	Yes (majority over 75%)	No	No
398	Meets market demand (land, premises and locational requirements)	Yes	Employment potentially only acceptable use	High Quality 24 mbps and above	Within 400m of a bus service to Romsey Town Centre and / or beyond 1.6km.	Within 400m of a bus service to tier 1 or 2 settlement and beyond 1.6km.	Access to SRN within 1.6km to 5km	No access constraints	Within 800m via footpath and or cycleways	Direct access to cycleways and footpaths but limited connection to wider networks	Within 400m of infrequent bus route or railway station to major destinations	Yes	No	No	No	No



SHEL AA Ref	SA Objective 2						SA Objective 3					SA Objective 4				SA Objective 5
	Meets Market Demand	Part of Long Term Regeneration Proposal / Emerging Local Plan Strategy	Employment Only Acceptable Use?	Broadband	Andover and Romsey Town Centres	Settlement Accessibility	Access to Strategic Road Network	Site Access	Access to Shops and non employment Facilities	Cycleways and Footpaths	Bus or Rail Services	Previously Developed Land	Agricultural Land (NPPF) Grade 1, 2, 3a	Minerals Site / Consultation Area	Landfill	Groundwater Source Protection Area
399	Meets market demand (land, premises and locational requirements)	Capable of relating positively	Employment potentially only acceptable use	High Quality 24 mbps and above	Within 400m of a bus service to Romsey Town Centre and / or beyond 1.6km.	Within 400m of a bus service to tier 1 or 2 settlement and beyond 1.6km.	Access to SRN within 1.6km to 5km	Potential access constraints	Within 800m via footpath and or cycleways	Direct access to cycleways and footpaths but limited connection to wider networks	Within 400m of infrequent bus route or railway station to major destinations	Greenfield	Yes (the majority over 75%)	Yes (majority over 75%)	No	Yes (50% or less)
400	Capable of meeting demand (land, premises and locational requirements)	Capable of relating positively	Potential for mixed use Employment/ Other Commercial/ Residential/ Environmental mitigation	High Quality 24 mbps and above	Within 400m of a bus service to Romsey Town Centre and / or beyond 1.6km.	Within 400m of a bus service to tier 1 or 2 settlement and beyond 1.6km.	Access to SRN within 1.6km	No access constraints	Within 1.6km to 5km	Direct access to cycleways and footpaths but limited connection to wider networks	Within 400m of infrequent bus route or railway station to major destinations	Mixed (less than half site PDL)	No	Yes (majority over 75%)	Yes (less than half the site)	Yes (50% or less)
401	Capable of meeting demand (land, premises and locational requirements)	No	Employment potentially only acceptable use	High Quality 24 mbps and above	Limited public transport within 800m and / or beyond 1.6km of a Town Centre.	Limited public transport within 800m and beyond 1.6km of tier 1 or 2 settlement.	Access to SRN within 800m	No access constraints	Within 1.6km to 5km	Direct access to cycleways and footpaths but limited connection to wider networks	No bus route or railway station within 800m	Mixed (less than half site PDL)	No	Yes (majority over 75%)	Yes (less than half the site)	No
405	Uncertain / Insufficient Information	No	Existing use appropriate only	High Quality 24 mbps and above	Limited public transport within 800m and / or beyond 1.6km of a Town Centre.	Limited public transport within 800m and beyond 1.6km of tier 1 or 2 settlement.	Access to SRN within 1.6km to 5km	No access constraints	Within 1.6km to 5km	No clear direct access	Within 800m of limited bus route or railway station to major destinations	Greenfield	No	No	No	No
424	Uncertain / Insufficient Information	No	Existing use appropriate only	Standard 10 to 24 mbps	Limited public transport within 800m and / or beyond 1.6km of a Town Centre.	Limited public transport within 800m and beyond 1.6km of tier 1 or 2 settlement.	Access to SRN within 800m	No access constraints	Within 1.6km to 5km	Direct access to cycleways and footpaths but limited connection to wider networks	No bus route or railway station within 800m	Greenfield	Yes (50% or less)	Yes (majority over 75%)	No	No

SHEL AA Ref	SA Objective 2						SA Objective 3					SA Objective 4				SA Objective 5
	Meets Market Demand	Part of Long Term Regeneration Proposal / Emerging Local Plan Strategy	Employment Only Acceptable Use?	Broadband	Andover and Romsey Town Centres	Settlement Accessibility	Access to Strategic Road Network	Site Access	Access to Shops and non employment Facilities	Cycleways and Footpaths	Bus or Rail Services	Previously Developed Land	Agricultural Land (NPPF) Grade 1, 2, 3a	Minerals Site / Consultation Area	Landfill	Groundwater Source Protection Area
431	Uncertain / Insufficient Information	No	Existing use appropriate only	High Quality 24 mbps and above	Limited public transport within 800m and / or beyond 1.6km of a Town Centre.	Limited public transport within 800m and beyond 1.6km of tier 1 or 2 settlement.	Access to SRN over 5km	No access constraints	Within 800m to 1.6km	Direct access to cycleways and footpaths but limited connection to wider networks	No bus route or railway station within 800m	Greenfield	No	Yes (50% or less)	No	No
439	Uncertain / Insufficient Information	No	Existing use appropriate only	High Quality 24 mbps and above	Limited public transport within 800m and / or beyond 1.6km of a Town Centre.	Limited public transport within 800m and beyond 1.6km of tier 1 or 2 settlement.	Access to SRN within 1.6km to 5km	No access constraints	Within 1.6km to 5km	Direct access to cycleways and footpaths but limited connection to wider networks	Within 800m of limited bus route or railway station to major destinations	Greenfield	No	No	No	No

**Table 3: Employment Site Appraisal for Objectives 6, 7, 8, 9, 10, 11 and 12**

This table sets out the assessment of the employment sites for objectives 2, 3, 4 and 5. Each objective has at least one criteria which have been used to assess the site.

SHEL AA Ref	SA Objective 6			SA Objective 7	SA Objective 8			SA Objective 9		SA Objective 10						SA Objective 11	SA Objective 12	
	Within Flood zones 2 / 3	Surface Water Flooding	Groundwater Flooding	Air Quality	Landscape	Settlement Relationship	Settlement Distinction / Coalescence	Heritage Assets / Setting	Archaeology	Protected Sites	Habitats / Species	Biodiversity Net Gain	Local Ecological Network	Green Infrastructure	Trees	Climate Change (Objectives 3,4,5,6 and 10)	Access / Rights of Way	Residential Amenity
82	Site in flood zone 1	Low or no risk	Limited or no susceptibility to groundwater flooding	Potential for change in air quality (requires investigation)	Mixed Sensitivity	Potential to relate positively to settlement / edge	No effect	Potential to impact on significance of heritage asset (less than substantial harm)	No anticipant significant effects (subject to further engagement with HCC)	No protected sites or habitats on site or adjacent	Potential to result in significant harm to habitats and species	Unlikely to be able to achieve BNG in line with legal / policy requirements	Potential to result in a degree of harm to local ecological network	Potential for loss or harm to green infrastructure	Development severely limited by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Has potential to adversely affect residential amenity including noise

SHEL AA Ref	SA Objective 6			SA Objective 7	SA Objective 8			SA Objective 9		SA Objective 10						SA Objective 11	SA Objective 12	
	Within Flood zones 2 / 3	Surface Water Flooding	Groundwater Flooding	Air Quality	Landscape	Settlement Relationship	Settlement Distinction / Coalescence	Heritage Assets / Setting	Archaeology	Protected Sites	Habitats / Species	Biodiversity Net Gain	Local Ecological Network	Green Infrastructure	Trees	Climate Change (Objectives 3,4,5,6 and 10)	Access / Rights of Way	Residential Amenity
133	Site in flood zone 1	Part of site at moderate / high risk (50% or less)	Part of site susceptible to groundwater flooding below ground and or at the surface	No likely significant adverse effect but requires cumulative assessment	Limited sensitivity	Does not relate positively to settlement / edge	Reduction in distinction / separation between settlements	No effect on historic environment	No anticipant significant effects (subject to further engagement with HCC)	Potential to contribute to indirect and or cumulative effects	Likely to conserve habitats and species	Realistic opportunity to deliver BNG in line with legal / policy requirements	Potential to result in a degree of harm to local ecological network	Conserves and enhances green infrastructure	Development not constrained by protected or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Has potential to adversely affect residential amenity including noise
143	Yes (50% or less)	Part of site at moderate / high risk (50% or less)	Majority of the site susceptible to groundwater flooding below ground and or at the surface	No likely significant adverse effect but requires cumulative assessment	No anticipant significant effects	Isolated employment site unrelated to settlement	No effect	Potential to impact on significance of heritage asset (less than substantial harm)	No anticipant significant effects (subject to further engagement with HCC)	No protected sites or habitats on site or adjacent	Potential to result in degree of harm to habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Neutral impact (no gain or loss of GI)	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Is unlikely to adversely impact residential amenity including noise
152	Site in flood zone 1	Low or no risk	Part of site susceptible to groundwater flooding below ground and or at the surface	No likely significant adverse effect but requires cumulative assessment	Insufficient Information	Does not relate positively to settlement / edge	Reduction in distinction / separation between settlements	Potential to impact on significance of heritage asset (substantial harm and or loss)	No anticipant significant effects (subject to further engagement with HCC)	Potential to result in significant harm to and / or direct loss of protected sites	Potential to result in degree of harm to habitats and species	Uncertain /insufficient information	Likely to conserve the local ecological network	Uncertain/insufficient information	Capacity of development affected by protected and or unprotected trees	Negative impact for most criteria	Likely to conserve and retain access to countryside and rights of way	Has potential to adversely affect residential amenity including noise
173	Site in flood zone 1	Low or no risk	Limited or no susceptibility to groundwater flooding	No likely significant adverse effect but requires cumulative assessment	Mixed Sensitivity	Does not relate positively to settlement / edge	Reduction in distinction / separation between settlements	No effect on historic environment	No anticipant significant effects (subject to further engagement with HCC)	No protected sites or habitats on site or adjacent	Potential to result in degree of harm to habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Uncertain/insufficient information	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Is unlikely to adversely impact residential amenity including noise

SHEL AA Ref	SA Objective 6			SA Objective 7	SA Objective 8			SA Objective 9		SA Objective 10						SA Objective 11	SA Objective 12	
	Within Flood zones 2 / 3	Surface Water Flooding	Groundwater Flooding	Air Quality	Landsc ape	Settlement Relationship	Settlement Distinction / Coalescence	Heritage Assets / Setting	Archaeology	Protected Sites	Habitats / Species	Biodiversity Net Gain	Local Ecological Network	Green Infrastructure	Trees	Climate Change (Objectives 3,4,5,6 and 10)	Access / Rights of Way	Residential Amenity
228	Yes (less than half the site)	Part of site at moderate / high risk (50% or less)	Part of site susceptible to groundwater flooding below ground and or at the surface	No likely significant adverse effect but requires cumulative assessment	Insufficient Information	Does not relate positively to settlement / edge	Reduction in distinction / separation between settlements	Potential to impact on significance of heritage asset (less than substantial harm)	No anticipant significant effects (subject to further engagement with HCC)	Potential to contribute to indirect and or cumulative effects	Likely to conserve habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Uncertain/insufficient information	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Has potential to adversely affect residential amenity including noise
229	Site in flood zone 1	Part of site at moderate / high risk (50% or less)	Limited or no susceptibility to groundwater flooding	No likely significant adverse effect but requires cumulative assessment	No anticipant significant effects	Does not relate positively to settlement / edge	Reduction in distinction / separation between settlements	No effect on historic environment	No anticipant significant effects (subject to further engagement with HCC)	Potential to contribute to indirect and or cumulative effects	Likely to conserve habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Uncertain/insufficient information	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Has potential to adversely affect residential amenity including noise
230	Site in flood zone 1	Part of site at moderate / high risk (50% or less)	Limited or no susceptibility to groundwater flooding	No likely significant adverse effect but requires cumulative assessment	Mixed impact across site	Mixed impact on settlement / edge	Reduction in distinction / separation between settlements	Potential to impact on significance of heritage asset (substantial harm and or loss)	Potential to impact on significance of archaeological asset (substantial harm and or loss)	Potential to contribute to indirect and or cumulative effects	Likely to conserve habitats and species	Realistic opportunity to deliver BNG in line with legal / policy requirements	Likely to conserve the local ecological network	Conserves and enhances green infrastructure	Development not constrained by protected or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Is unlikely to adversely impact residential amenity including noise
231	Yes (50% or less)	Part of site at moderate / high risk (50% or less)	Limited or no susceptibility to groundwater flooding	Potential for change in air quality (requires investigation)	High Sensitivity	Potential to relate positively to settlement / edge	No effect	No effect on historic environment	No anticipant significant effects (subject to further engagement with HCC)	Potential to result in significant harm to and / or direct loss of protected sites	Likely to conserve habitats and species	Uncertain /insufficient information	Likely to conserve the local ecological network	Potential for loss or harm to green infrastructure	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Is unlikely to adversely impact residential amenity including noise

SHEL AA Ref	SA Objective 6			SA Objective 7	SA Objective 8			SA Objective 9		SA Objective 10						SA Objective 11	SA Objective 12	
	Within Flood zones 2 / 3	Surface Water Flooding	Groundwater Flooding	Air Quality	Landscape	Settlement Relationship	Settlement Distinction / Coalescence	Heritage Assets / Setting	Archaeology	Protected Sites	Habitats / Species	Biodiversity Net Gain	Local Ecological Network	Green Infrastructure	Trees	Climate Change (Objectives 3,4,5,6 and 10)	Access / Rights of Way	Residential Amenity
244	Site in flood zone 1	Part of site at moderate / high risk (50% or less)	Part of site susceptible to groundwater flooding below ground and or at the surface	Potential for change in air quality (requires investigation)	Limited impact	Potential to relate positively to settlement / edge	No effect	No effect on historic environment	No anticipant significant effects (subject to further engagement with HCC)	No protected sites or habitats on site or adjacent	Likely to conserve habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Neutral impact (no gain or loss of GI)	Development not constrained by protected or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Has potential to adversely affect residential amenity including noise
250	Site in flood zone 1	Part of site at moderate / high risk (50% or less)	Majority of the site susceptible to groundwater flooding below ground and or at the surface	No likely significant adverse effect but requires cumulative assessment	Mixed Sensitivity on Site	Within settlement	No effect	No effect on historic environment	No anticipant significant effects (subject to further engagement with HCC)	No protected sites or habitats on site or adjacent	Likely to conserve habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Potential for loss or harm to green infrastructure	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Is unlikely to adversely impact residential amenity including noise
257	Site in flood zone 1	Part of site at moderate / high risk (50% or less)	Limited or no susceptibility to groundwater flooding	No likely significant adverse effect but requires cumulative assessment	Insufficient information	Mixed impact on settlement / edge	Results in coalescence of settlements	Potential to impact on significance of heritage asset (less than substantial harm)	Potential to impact on significance of archaeological asset (less than substantial harm)	No protected sites or habitats on site or adjacent	Likely to conserve habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Potential for loss or harm to green infrastructure	Capacity of development affected by protected and or unprotected trees	Negative impact for most criteria	Likely to conserve and retain access to countryside and rights of way	Has potential to adversely affect residential amenity including noise
281	Site in flood zone 1	Low or no risk	Limited or no susceptibility to groundwater flooding	No likely significant adverse effect but requires cumulative assessment	High Sensitivity	Mixed impact on settlement / edge	No effect	No effect on historic environment	No anticipant significant effects (subject to further engagement with HCC)	Potential to contribute to indirect and or cumulative effects	Likely to conserve habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Uncertain/insufficient information	Development not constrained by protected or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Is unlikely to adversely impact residential amenity including noise

SHEL AA Ref	SA Objective 6			SA Objective 7	SA Objective 8			SA Objective 9		SA Objective 10						SA Objective 11	SA Objective 12	
	Within Flood zones 2 / 3	Surface Water Flooding	Groundwater Flooding	Air Quality	Landscape	Settlement Relationship	Settlement Distinction / Coalescence	Heritage Assets / Setting	Archaeology	Protected Sites	Habitats / Species	Biodiversity Net Gain	Local Ecological Network	Green Infrastructure	Trees	Climate Change (Objectives 3,4,5,6 and 10)	Access / Rights of Way	Residential Amenity
292	Site in flood zone 1	Part of site at moderate / high risk (50% or less)	Part of site susceptible to groundwater flooding below ground and or at the surface	No likely significant adverse effect but requires cumulative assessment	Insufficient information	Mixed impact on settlement / edge	Reduction in distinction / separation between settlements	No effect on historic environment	No anticipated significant effects (subject to further engagement with HCC)	Potential to contribute to indirect and or cumulative effects	Likely to conserve habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Potential for loss or harm to green infrastructure	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Has potential to adversely affect residential amenity including noise
296	Site in flood zone 1	Part of site at moderate / high risk (50% or less)	Part of site susceptible to groundwater flooding below ground and or at the surface	No likely significant adverse effect but requires cumulative assessment	Limited sensitivity	Mixed impact on settlement / edge	Reduction in distinction / separation between settlements	No effect on historic environment	No anticipated significant effects (subject to further engagement with HCC)	Potential to contribute to indirect and or cumulative effects	Likely to conserve habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Potential for loss or harm to green infrastructure	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Has potential to adversely affect residential amenity including noise
329	Yes (majority over 75%)	Low or no risk	Majority of the site susceptible to groundwater flooding below ground and or at the surface	No likely significant adverse effect but requires cumulative assessment	Insufficient information	Isolated employment site unrelated to settlement	No effect	Potential to impact on significance of heritage asset (substantial harm and or loss)	No anticipated significant effects (subject to further engagement with HCC)	No protected sites or habitats on site or adjacent	Likely to conserve habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Neutral impact (no gain or loss of GI)	Development not constrained by protected or unprotected trees	Negative impact for most criteria	Likely to conserve and retain access to countryside and rights of way	Is unlikely to adversely impact residential amenity including noise
379	Site in flood zone 1	Low or no risk	Limited or no susceptibility to groundwater flooding	Potential for change in air quality (requires investigation)	Limited impact	Mixed impact on settlement / edge	Reduction in distinction / separation between settlements	No effect on historic environment	No anticipated significant effects (subject to further engagement with HCC)	No protected sites or habitats on site or adjacent	Likely to conserve habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Uncertain/insufficient information	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Has potential to adversely affect residential amenity including noise

SHEL AA Ref	SA Objective 6			SA Objective 7	SA Objective 8			SA Objective 9		SA Objective 10						SA Objective 11	SA Objective 12	
	Within Flood zones 2 / 3	Surface Water Flooding	Groundwater Flooding	Air Quality	Landscape	Settlement Relationship	Settlement Distinction / Coalescence	Heritage Assets / Setting	Archaeology	Protected Sites	Habitats / Species	Biodiversity Net Gain	Local Ecological Network	Green Infrastructure	Trees	Climate Change (Objectives 3,4,5,6 and 10)	Access / Rights of Way	Residential Amenity
385	Site in flood zone 1	Low or no risk	Limited or no susceptibility to groundwater flooding	Potential for change in air quality (requires investigation)	No impact on landscape	Mixed impact on settlement / edge	Reduction in distinction / separation between settlements	No effect on historic environment	No anticipant significant effects (subject to further engagement with HCC)	No protected sites or habitats on site or adjacent	Likely to conserve habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Uncertain/insufficient information	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Has potential to adversely affect residential amenity including noise
392	Yes (50% or less)	Part of site at moderate / high risk (50% or less)	Part of site susceptible to groundwater flooding below ground and or at the surface	No likely significant adverse effect but requires cumulative assessment	Negative effect on landscape	Does not relate positively to settlement / edge	Reduction in distinction / separation between settlements	Potential to impact on significance of heritage asset (substantial harm and or loss)	No anticipant significant effects (subject to further engagement with HCC)	No protected sites or habitats on site or adjacent	Likely to conserve habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Uncertain/insufficient information	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Retains rights of way but impacts on character of routes	Has potential to adversely affect residential amenity including noise
394	See Residential Site Appraisal for Upton Triangle																	
395	Site in flood zone 1	Low or no risk	Part of site susceptible to groundwater flooding below ground and or at the surface	No likely significant adverse effect but requires cumulative assessment	Mixed impact across site	Potential to relate positively to settlement / edge	No effect	No effect on historic environment	No anticipant significant effects (subject to further engagement with HCC)	No protected sites or habitats on site or adjacent	Likely to conserve habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Uncertain/insufficient information	Development not constrained by protected or unprotected trees	Positive impact on majority of criteria	Potential to impede / reduce access to countryside and or rights of way	Has potential to adversely affect residential amenity including noise
397	Site in flood zone 1	Low or no risk	Majority of the site susceptible to groundwater flooding below ground and or at the surface	No likely significant adverse effect but requires cumulative assessment	Limited impacts	Mixed impact on settlement / edge	Reduction in distinction / separation between settlements	No effect on historic environment	No anticipant significant effects (subject to further engagement with HCC)	Potential to contribute to indirect and or cumulative effects	Likely to conserve habitats and species	Uncertain /insufficient information	Likely to conserve the local ecological network	Uncertain/insufficient information	Capacity of development affected by protected and or unprotected trees	Positive impact on majority of criteria	Likely to conserve and retain access to countryside and rights of way	Is unlikely to adversely impact residential amenity including noise

SHEL AA Ref	SA Objective 6			SA Objective 7	SA Objective 8			SA Objective 9		SA Objective 10						SA Objective 11	SA Objective 12	
	Within Flood zones 2 / 3	Surface Water Flooding	Groundwater Flooding	Air Quality	Landscape	Settlement Relationship	Settlement Distinction / Coalescence	Heritage Assets / Setting	Archaeology	Protected Sites	Habitats / Species	Biodiversity Net Gain	Local Ecological Network	Green Infrastructure	Trees	Climate Change (Objectives 3,4,5,6 and 10)	Access / Rights of Way	Residential Amenity
398	Site in flood zone 1	Part of site at moderate / high risk (50% or less)	Part of site susceptible to groundwater flooding below ground and or at the surface	No likely significant adverse effect but requires cumulative assessment	Insufficient information	Within settlement	No effect	No effect on historic environment	No anticipant significant effects (subject to further engagement with HCC)	Potential to result in significant harm to and / or direct loss of protected sites	Potential to result in degree of harm to habitats and species	Realistic opportunity to deliver BNG in line with legal / policy requirements	May compromise opportunities to enhance local ecological network	Uncertain/insufficient information	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Is unlikely to adversely impact residential amenity including noise
399	Yes (50% or less)	Low or no risk	Part of site susceptible to groundwater flooding below ground and or at the surface	No likely significant adverse effect but requires cumulative assessment	Insufficient Information	Mixed impact on settlement / edge	No effect	Potential to impact on significance of heritage asset (less than substantial harm)	No anticipant significant effects (subject to further engagement with HCC)	Potential to contribute to indirect and or cumulative effects	Potential to result in degree of harm to habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Uncertain/insufficient information	Development not constrained by protected or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Is unlikely to adversely impact residential amenity including noise
400	Yes (50% or less)	Part of site at moderate / high risk (50% or less)	Majority of the site susceptible to groundwater flooding below ground and or at the surface	No likely significant adverse effect but requires cumulative assessment	Mixed impact across site	Potential to relate positively to settlement / edge	No effect	Potential to impact on significance of heritage asset (less than substantial harm)	No anticipant significant effects (subject to further engagement with HCC)	No protected sites or habitats on site or adjacent	Potential to result in degree of harm to habitats and species	Realistic opportunity to deliver BNG in line with legal / policy requirements	May compromise opportunities to enhance local ecological network	Potential for loss or harm to green infrastructure	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Is unlikely to adversely impact residential amenity including noise
401	Site in flood zone 1	Low or no risk	Limited or no susceptibility to groundwater flooding	No likely significant adverse effect but requires cumulative assessment	No anticipant significant effects	Does not relate positively to settlement / edge	Reduction in distinction / separation between settlements	Potential to impact on significance of heritage asset (less than substantial harm)	No anticipant significant effects (subject to further engagement with HCC)	No protected sites or habitats on site or adjacent	Likely to conserve habitats and species	Uncertain /insufficient information	Likely to conserve the local ecological network	Neutral impact (no gain or loss of GI)	Development not constrained by protected or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Likely to conserve and retain access to countryside and rights of way	Has potential to adversely affect residential amenity including noise



SHEL AA Ref	SA Objective 6			SA Objective 7	SA Objective 8			SA Objective 9		SA Objective 10						SA Objective 11	SA Objective 12	
	Within Flood zones 2 / 3	Surface Water Flooding	Groundwater Flooding	Air Quality	Landscape	Settlement Relationship	Settlement Distinction / Coalescence	Heritage Assets / Setting	Archaeology	Protected Sites	Habitats / Species	Biodiversity Net Gain	Local Ecological Network	Green Infrastructure	Trees	Climate Change (Objectives 3,4,5,6 and 10)	Access / Rights of Way	Residential Amenity
405	Yes (50% or less)	Part of site at moderate / high risk (50% or less)	Majority of the site susceptible to groundwater flooding below ground and or at the surface	Potential for change in air quality (requires investigation)	Insufficient information	Does not relate positively to settlement / edge	Reduction in distinction / separation between settlements	Potential to impact on significance of heritage asset (less than substantial harm)	No anticipant significant effects (subject to further engagement with HCC)	Potential to result in significant harm to and / or direct loss of protected sites	Potential to result in degree of harm to habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Potential for loss or harm to green infrastructure	Capacity of development affected by protected and or unprotected trees	Negative impact for most criteria	Likely to conserve and retain access to countryside and rights of way	Has potential to adversely affect residential amenity including noise
424	Site in flood zone 1	Low or no risk	Limited or no susceptibility to groundwater flooding	No likely significant adverse effect but requires cumulative assessment	Insufficient information	Does not relate positively to settlement / edge	Reduction in distinction / separation between settlements	Potential to impact on significance of heritage asset (less than substantial harm)	No anticipant significant effects (subject to further engagement with HCC)	No protected sites or habitats on site or adjacent	Likely to conserve habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Uncertain/insufficient information	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Retains rights of way but impacts on character of routes	Has potential to adversely affect residential amenity including noise
431	Site in flood zone 1	Low or no risk	Limited or no susceptibility to groundwater flooding	No likely significant adverse effect but requires cumulative assessment	Insufficient Information	Does not relate positively to settlement / edge	Results in coalescence of settlements	Potential to impact on significance of heritage asset (substantial harm and or loss)	No anticipant significant effects (subject to further engagement with HCC)	Potential to result in significant harm to and / or direct loss of protected sites	Potential to result in degree of harm to habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Potential for loss or harm to green infrastructure	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Potential to impede / reduce access to countryside and or rights of way	Has potential to adversely affect residential amenity including noise
439	Site in flood zone 1	Low or no risk	Limited or no susceptibility to groundwater flooding	No likely significant adverse effect but requires cumulative assessment	Insufficient Information	Does not relate positively to settlement / edge	Results in coalescence of settlements	Potential to impact on significance of heritage asset (substantial harm and or loss)	No anticipant significant effects (subject to further engagement with HCC)	Potential to result in significant harm to and / or direct loss of protected sites	Potential to result in degree of harm to habitats and species	Uncertain /insufficient information	May compromise opportunities to enhance local ecological network	Potential for loss or harm to green infrastructure	Capacity of development affected by protected and or unprotected trees	Positive impact for 50% of criteria or majority mixed performance	Potential to impede / reduce access to countryside and or rights of way	Has potential to adversely affect residential amenity including noise

**Table 4: Overall Conclusions**

This table includes officer's comments summarising the assessment of the employment sites against each objective, as assessed in Tables 2 and 3.

Site / SHELAA Ref	Officer Comments
Velmore Farm / SHELAA 82	Site also assessed separately as SHELAA 82 (mixed use residential). The site promotion is a residential led scheme of 850 units with potential for employment space and retail. There is good accessibility to essential services, amenities and Chandler's Ford as well Romsey Town Centre. Some surface water flooding affecting the site which requires appropriate drainage / mitigation. 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. 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 (submission includes mitigation). The majority of the site is identified to be within a network opportunity area.
Land Adj to Abbey Park SHELAA133	The site is proposed for B1a, B1b, B1c, B2 and B8, 18,600sqm / 5.86ha, 441 car parking spaces (buildings limited to 2 storey in height). Site is located directly adjacent to the Abbey Park Industrial Estate, adjacent to the Romsey settlement boundary within a local gap (Policy E03) and in open countryside (Policy COM 02). Development of the site would narrow the gap between Romsey and North Baddesley (with potential for landscape mitigation). Proposed site access is from Premier Way (through Abbey Park Industrial Estate). The majority of the site is within a minerals consultation area for superficial sand and gravel. SINC and ancient woodland to the south, not impacted directly but could be impacted by vehicle emissions / potential pollutants from employment uses. Includes proposed planting that could potentially achieve BNG requirements. Employment uses may impact North Baddesley residential area in terms of noise, increased vehicle movements. The site is otherwise sustainably located south of the Botley Road (A27) and with relatively good connectivity to the motorway network (M27). The site would also form an extension to the established and allocated Abbey Park Industrial Estate with locational attributes that meet market demand. The DLP assessment identifies the importance of the business park in meeting employment land requirements and also floorspace targets set out in PUSH. Potential allocation for Class E(g) (i), (ii), (iii), B2 and B8 (flexible employment allocation).
Land West of Ordnance Lane SHELAA 143	Site is currently grazing land located adjacent to settlement boundary, Weyhill Business Park (north) and residential development to east (Ordnance Way). Direct access potentially achievable through existing business park or Amesbury Road. Good access to strategic road network (A303) and Andover which provides opportunity for warehouse and distribution employment uses. The site is a logical extension to the Weyhill Business park which is capable of meeting market demand. Potential for impact on residential amenity for existing housing to the east but could be avoided with landscape mitigation. There may be potential for an extension of the business park with appropriate landscaping and access (if this can be achieved from Amesbury Road, not Ordnance Lane) minimising impact on existing dwellings.
Nursling Site, Lee Lane 152	This is an unsustainable location for development located outside the settlement boundary to the north of Nursling which would reduce the separation between Nursling and Romsey and North Baddesley. The site is within a minerals consultation area for superficial sand and gravel and land within the south of the site forms part of safeguarded land in the Hampshire minerals and waste plan. An FRA would be required for the site which is also subject to groundwater flooding. There are a number of listed buildings located to the south and east of the site where impact on setting will need to be considered further. The site is within the New Forest recreation zone, Solent SPA zone and Solent nitrates zone. The River Test is located to the west of the site where there is potential for adverse impacts. There are also overhead pylons running across the west to east which will constrain development potential.
Land at Manor Farm SHELAA 173	This greenfield site is located adjacent to Andover's northern site boundary with good accessibility to essential services and amenities. Site access options have been identified. 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. It will need to be demonstrated that adverse impacts on landscape and the ancient woodland can be avoided. 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 but there would be an impact with the entire site. There are listed buildings on the site boundary which may be adversely affected by the proposed development. Development of the site would involve the loss of Grade 2 and 3a agricultural land. The site is promoted for 1000 dwellings and the master planning identifies areas for employment and retail, further information is required regarding specific provision.

<p>Land at Warners Farm SHELAA 228</p>	<p>Site is primarily proposed for residential (100 dwellings) and promotion includes unspecified employment / leisure uses (Further information required). Site has relatively good access to the SRN (A36) but potential to impact on residential amenity with traffic movements through East Wellow. The site relates poorly to East Wellow and is some distance from the settlement edge in open countryside, there are small number of residential dwellings adjacent to the site on Whinwhistle Road. The site is adjacent to listed buildings (Warners Farm and Mellow Mill) where impact on setting will need to be considered. Site is adjacent to a safeguarded waste site in the adopted Hampshire Minerals and Waste Plan (West Wellow Waste Water Treatment Works) which includes the existing WWTW. The whole site is also within a minerals consultation area for sand and gravel where consultation will be required with the minerals planning authority (HCC). There is a PROW that follows the access road through the site to the WWTW that would need to be retained. The site is within the New Forest recreation zone, Solent nitrates zone and Mottisfont bats foraging zone. No protected habitats on site or adjacent. The whole site is within a LEN opportunity area.</p>
<p>Land West of Whinwhistle Road SHELAA 229</p>	<p>Residential led scheme and further information required on uses proposed and type of employment. Development is proposed in open countryside some distance from the settlement boundary of Wellow (West and East). There is some very limited existing residential development (single dwellings) along the Romsey Road. Potential site access from Romsey Road or Whinwhistle Road. The whole of the site is within a minerals consultation area for sand and gravel where consultation is required with the minerals planning authority. Part of the site along the northern boundary is within flood zones 2 and 3. There is a watercourse running through the site where there is susceptibility to surface water flooding (FRA required). Warners Farm listed building is located adjacent to the eastern site boundary with potential for adverse impacts on setting. The site is within the New Forest recreation zone, Solent nitrates zone and Mottisfont bats foraging zone. No protected habitats on site or adjacent. The majority of the site is within a LEN opportunity area. There are TPO trees adjacent to the southern site boundary but unlikely to be affected. The site boundary is heavily treed and may constrain development and or site access.</p>
<p>Oakdene Farm SHELAA 230</p>	<p>Residential led scheme and further information required on uses proposed and type of employment. The site is located adjacent to the settlement edge in Wellow East but extends significantly into open countryside to the east of the settlement. There is limited residential development along the Whinwhistle Road and this would be an incongruous extension to the settlement. There is an existing access (track) which would have to be significantly upgraded to accommodate proposed development and there is heavy tree cover which is likely to constrain this. A small proportion of the northern site boundary is within a minerals consultation area for sand and gravel. There are overhead pylons running through the site which will constrain development potential and / or affect viability. The site is within the New Forest recreation impact zone, Solent Nitrates catchment zone, partly within the Solent SPA recreation zone and adjacent to a SINC. There are no protected habitats on site that would be affected. The majority of the site is within a LEN opportunity area.</p>
<p>Land South of Finkley Farm SHELAA 231</p>	<p>This greenfield site is located in an area with reasonable accessibility to essential services and amenities in Andover. If site 231 was to come forward it could be considered to sprawl higher density development eastwards into open countryside along Finkley Road. This would 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. The site does not fall within or adjacent to a local gap. Indicative master planning for the site submitted in 2017 includes parcels of residential development abutting the northern site boundary, Finkley Road and the boundary with the AONB. 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. In transport terms the submitted transport assessment identifies need to upgrade and widen Finkley Road. 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 adverse impacts). The site is also identified as an area for higher archaeological sensitivity where further assessment is required. The site is relatively unconstrained in ecological terms with potential for significant net gains in BNG, green infrastructure and to establish links to local ecological networks. The southern site boundary abuts the railway line where noise attenuation measures are likely to be required. A small proportion of the site is within a minerals consultation area for sand and gravel.</p>
<p>Kennels Farm SHELAA 244</p>	<p>The whole site is within Hampshire County Council landownership. Access could be achieved via Benham Road, passing through the science park. Road access/improvements to link to the Science Park roundabout would be required with demolition of farm buildings expected. The whole of the site is within a minerals consultation area for soft sand. Part of the site adjacent to the western boundary is within flood zone 2 and affected by surface water flooding. The site abuts Ancient woodland to the north (Long Copse) and there are SINCS to the west, north and east of the site. Further investigation is required in relation to potential impacts on ancient woodland and how adverse impacts can be avoided. In addition to the ancient woodland there are mature trees and hedges within the site and at the boundaries and a survey is required to assess impact. There are non employment facilities for employees within the science park including coffee shops and cafes. This site provides the potential to provide a sustainable extension to the Southampton Science park where there is established market demand on a site in close proximity to the M27.</p>
<p>Land at Four Horseshoes House SHELAA 250</p>	<p>Site submitted for residential but potentially only appropriate for employment related development in this location abutting the M27 where noise issues would adversely affect a residential proposal. The site is also adjacent to existing strategic employment sites at Adanac Park and Nursling Industrial Estate. The site is adjacent to the settlement boundary and has the potential to relate well with the defensible boundary of the M27. The site has good access to the M27 strategic road network and is adjacent to the Adanac Park strategic employment allocation where there is established market demand for employment. The whole of the site is within a minerals consultation area for superficial sand and gravel. There is some surface water flooding on the southern and eastern site boundaries that would require mitigation. The site is within the New Forest Recreation zone, Solent SPA mitigation zone and Solent nitrates mitigation zone which is relevant for a residential proposal. Part of the site is identified as an LEN opportunity area which will need to be taken into account in relation to master planning. There is residential development adjacent to the site on the eastern and southern boundaries where there is potential for employment development to affect residential amenity.</p>

<p>Greenwood Copse SHELAA 257</p>	<p>This is an isolated employment site located some distance from local facilities and public transport. There is an existing employment use within the centre of the land parcel, with the SHELAA site and woodland surrounding. The whole of the site is within a minerals consultation area for soft sand and superficial sand and gravel. There is surface water flooding on the western boundary of the site. Ryedown House listed building is located to the south of the site, also directly to the east is a registered park and garden which may be affected. The site is within the Mottisfont Bats SAC foraging zone. The whole of the site is within a LEN opportunity area and is heavily treed. A tree survey is required to confirm the value of trees on site but development of this area for employment would result in substantial tree loss.</p>
<p>Land at Homestead Farm SHELAA 281</p>	<p>Penton Corner is a small hamlet with very limited services to the west of Andover. A development of c210 dwellings is disproportionate to the existing settlement of Penton Corner. If the site was brought forward for employment development, it could form an extension to the Portway Business Park but would still adversely impact on local gap to Andover and the settlement status of Penton Corner. 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. Deliverability of site access through Homestead Farm needs to be confirmed. The site would involve the loss of grade 2 and 3a agricultural land and is also within a groundwater source protection zone (zone 2). Part of the site is subject to surface water flooding along the southern site boundary where mitigation may be required. 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. 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. Employment development in this location is likely to adversely impact on residential amenity for dwellings at Penton Corner.</p>
<p>Land at Choice Plants, Stockbridge Road SHELAA 292</p>	<p>The existing use of the site is as a garden centre / nursery. The site is located near to the settlement boundary of Timsbury and near to Romsey. Given its existing use redevelopment of the site for employment uses could potentially be appropriate. There is potential for the redevelopment of the site for Class E (business) and B8 warehouse and distribution subject to transport assessment and vehicle movements compared to the existing use. The whole site is within a historic landfill site so potential contamination issues would need to be investigated. The whole of the site is within a zone 2 groundwater source protection zone. The site is within flood zone 1 but is shown within the GIS floodplain analysis 300 and 600mm increase layers. The site is proposed for mixed use so it is relevant to identify that it is within the New Forest recreation zone, Solent Nitrates and the Mottisfont Bats SAC foraging zone. For employment or mixed use consideration will need to be given to potential impacts on the River Test SSSI and ancient woodland to the west of the site (impact dependent on mix of uses on site). Parts of the site are within an LEN opportunity area but impact is uncertain in the absence of a illustrative masterplan.</p>
<p>South Side of Botley Road SHELAA 296</p>	<p>The site is proposed for 3,200sqm of employment space (use classes and precise mix not specified). Site is located directly adjacent to the Abbey Park Industrial Estate, adjacent to the Romsey settlement boundary within a local gap (Policy E03) and in open countryside (Policy COM 02). Development of the site could narrow the gap between Romsey and North Baddesley. There is existing site access off the Botley Road and there is potential for access to also be achieved through the existing Abbey Park Industrial Estate (Premier Way). SINC and ancient woodland are located to the south. Employment uses may impact North Baddesley residential area in terms of noise, increased vehicle movements. The site is within a LEN opportunity area and development for employment may compromise ability to enhance the LEN. There is dense tree cover in the middle of the site that is likely to constrain development potential, a tree survey will be required and illustrative masterplan to confirm proposed development area. The submitted SHELAA form states that woodland would be retained and managed. The whole site is within a minerals consultation area for superficial sand and gravel. The site is within flood zone 1 but part of the centre of the site is affected by surface water flooding. The site forms a sustainable extension to the existing business park with good connectivity to Romsey and the M27 to meet market requirements.</p>
<p>Squabb Wood Landfill Site SHELAA 329</p>	<p>The site is a restored former mineral working site having previously been the subject of minerals extraction. It has been landfilled with non-hazardous municipal and commercial waste, regraded and restored. The site was last used for landfill in 2018. The site is in FZ 1 but has pockets of land subject to surface water flooding. The site is located off the A27 Salisbury road between Shootash and Romsey and could narrow the gap between the settlements. The site is also opposite Embley Park Registered Park and Garden which makes it highly sensitive to development on adjacent land. There are a number of listed buildings adjacent to the site where impact on setting will need to be considered. Also, potential impact on views to Romsey Conservation Area to assess. Half the site is a SINC (western half) which limits area that could potentially be considered. The site is also adjacent to ancient woodland which is likely to be a constraint on developable area. The site also within a LEN opportunity area so could compromise those aims and objectives. The site is within the New Forest recreation mitigation zone, Solent nitrates catchment and Mottisfont Bats SAC foraging zone. There is a PROW to the north of the site that would be retained but character of the route may be affected. Also. potential impact on residential amenity of employment use on nearby residential properties.</p>
<p>Land at Harewood Farm SHELAA 379</p>	<p>Part of the site is grade 3a agricultural land and the remainder is unclassified. Potential landscape impact will need to be considered further (in addition to adjacent SHELAA housing sites). The site contains existing employment and commercial development and an intensification of the site with an additional 15,000sqm of employment development could be appropriate subject to landscape impact and transport assessment. Part of the site along the eastern and southern boundary is within a LEN opportunity area and there is potential or this area to be retained to deliver enhancements to the LEN.</p>
<p>Land at Upton Lane SHELAA 385</p>	<p>Site is adjacent to the settlement boundary of Nursling and Rownhams but north of the M27 and has some impact on reducing the settlement gap between Nursling and Rownhams and Romsey. However, the site is bounded by the M27 to the south, the M271 to the west and Romsey Road to the east so is relatively well contained. The site has good access to the strategic road network so would be ideally placed for B8 storage and distribution uses. It is understood that access is proposed from Upton Lane. The site is not well connected by public transport and is some distance from local services and amenities. The site is within a minerals consultation area for superficial sand and gravel. There are trees within the site which would be a constraint on development and a tree survey will be required. The site is otherwise relatively unconstrained in flood risk and ecology terms.</p>

<p>Land at Harroway House SHELAA 392</p>	<p>Site is proposed for over 46000sqm of employment space on a 30ha site which would be a major extension to Andover within a local gap policy area. It is uncertain where site access can be sustainably achieved from. The SHELAA form shows development broadly located to the east of the site in an area of approximately 16ha which will still have a substantial impact eroding the local gap. The site is within 400m of bus stops serving West Portway industrial estate but it is not clear if access through the proposed site can be achieved to this bus stop. The proposed development area is within a minerals consultation area for sand and gravel and land on the northern site boundary is within a historic landfill site. The whole site is within a zone 2 groundwater source protection zone. Land within the site on the northern boundary is within flood zone 2 and 3, and susceptible to surface water flooding where a sequential approach will be required in addition to preparation of an FRA. To the north west of the site is the Penton Mewsey / Penton Grafton conservation area where there is potential for adverse impacts on setting. There are also listed buildings to the north east and north west of the site. Parts of the site are within a LEN opportunity area (southern and northern site land parcels). There are established hedgerows within the site and in the absence of master planning its not clear how these will be affected. There is a public right of way adjacent to the southern and eastern site boundaries and without master planning its not clear how these may be affected. There is also potential for adverse impacts from employment development on residential amenity in relation to Penton Corner and Penton Mewsey / Penton Grafton.</p>
<p>Upton Triangle SHELAA 394</p>	<p>See Residential Site Assessment in Appendix IV</p>
<p>Land at Nursling Street SHELAA 395</p>	<p>Site forms part of Local Plan employment land allocation Policy LE6 (land at Adanac Park) which is allocated for office, research, manufacturing Class B1 and residential not appropriate. Proximity to motorway (noise) and employment allocation preclude residential development. Approximately half the site is grade 2 agricultural land. All of the site is within a minerals consultation area for superficial sand and gravel. There is a PROW that appears to be just inside the eastern site boundary which may be affected. There is potential for development of the site to affect residential amenity in terms of noise. The site forms part of Adanac Park strategic employment site where there is established market demand and in close proximity to the M27.</p>
<p>Land at Test Valley Business Park SHELAA 397</p>	<p>Site is located in a relatively sustainable location with good accessibility and proximity to the SRN and is suitable for a variety of employment uses, in particular warehousing and distribution. The proposal is a modest extension to the business park which is a strategic site in the adopted local plan. Site access is proposed through the existing business park. There is an area TPO that applies to the trees on the western site boundary where access is proposed. The submission sets out that access can be achieved without loss of protected trees, this requires further investigation to confirm. Approximately one third of the northern part of the site is grade 2 agricultural land. The whole of the site is within a minerals consultation area for superficial sand and gravel. The site is located adjacent to land designated as SINC (adjacent to northern, eastern and southern site boundary) where there is potential for adverse effects. The SHELAA submission identifies that only part of the site will be developed which leaves realistic potential for BNG. The whole of the site is a non-statutory LEN area (and part opportunity area) so master planning will be required to determine how these aspirations can be achieved alongside development.</p>
<p>Roman House SHELAA 398</p>	<p>Site is located in a relatively sustainable location with good accessibility and proximity to the SRN and is suitable for a variety of employment uses, in particular warehousing and distribution. The site is within the settlement boundary and can come forward for intensification through the DM process / also existing planning permission, site has existing access. There is existing development on the site and the site promoter wishes to intensify these uses (Class E business and potentially new B8). There is designated SINC habitat adjacent to the western site boundary and to the east where there is potential for indirect adverse impacts. There are trees on site which includes an area TPO on trees to the south of the site, the submitted SHELAA forms states that these would be retained and not affected. Understand that proposed SHELAA site is outside the site with planning consent and this is additional land.</p>
<p>Land West of Nutburn Road SHELAA 399</p>	<p>Illustrative master planning has been submitted for the site which includes 3 small land parcels adjacent to Nutburn Road (parcels A, B and C) which could accommodate c35 dwellings in total. Parcel D is promoted for employment (9,000 - 12,000sqm of class E) as a direct extension to the existing business park (eastern edge). The remainder of the submission is promoted as SANG / ecological mitigation land (34.1ha). There are potential access constraints associated with the employment site extension (Parcel D) due to TPO trees (this is further assessed as part of SHELAA site 397). Access for the proposed housing development (Parcels A, B and C) could be achieved from Nutburn Road. The majority of the site is within a minerals consultation area for sand and gravel. There is a corridor of surface water flooding running through the south of the site that would affect the SANG and the proposed housing parcels which requires further assessment (also groundwater flooding that impacts the proposed SANG area). Some minor impact to consider for settlement distinction for parcels of proposed residential along Nutburn Road. The site is within the New Forest recreation zone and Solent nitrates mitigation zone (relevant for housing). The southern half of the site is designated as a SINC as is the north western part of the northern parcel which likely rules out the SANG potential. The same areas that are designated as SINC are also non statutory LEN areas. There are also area TPOs within the southern parcel of land identified for SANG and additionally along the southern and western site boundaries for the employment extension (parcel D).</p>

<p>Thruxton Aerodrome SHELAA 400</p>	<p>There is a request for a site-specific allocation in the local plan (to cover sites 400 and 401) in order to recognise the site's existing function / uses and provides a more flexible policy framework for inward investment and employment, maintaining and enhancing the leisure function. The site as a whole accommodates over 30 separate businesses and is the focus of economic activity in the local area. It is understood that the promotion seeks to retain the race track and aerodrome while enabling the redevelopment of some existing employment buildings within site 400. The proposal is for improvements to the site access and the phased development of approximately 680,031ft<sup>2</sup> / 63,177m<sup>2</sup> GEA of modern flexible employment floor space falling within the following use classes E(g)(i), E(g)(ii) Research &amp; development (E(g)(iii) Industrial process, B2 General industrial &amp; B8 Storage and distribution and open storage, as well as employment generating support services in the form of an C1 use class 81 bed hotel. The whole of site 400 is safeguarded minerals land. Thruxton Industrial Estate is located adjacent to the southern site boundary (site 401). Land within the site on the southern boundary is an historic landfill site. A small part of the site in the south western corner is within a zone 2 groundwater source protection zone. Land along the southern site boundary is within flood zones 2 and 3 (also land within the industrial estate to the south). The site is adjacent to the Thruxton conservation area and a number of listed buildings adjacent to the south eastern corner of the site. There is also a scheduled ancient monument within the site boundary in the south eastern corner. There is a SINC within site 400 at the north eastern corner of the site but it is understood that proposals would not affect this area.</p>
<p>Land South of Thruxton Aerodrome SHELAA 401</p>	<p>There is a request for a site-specific allocation in the local plan (to cover sites 400 and 401) in order to recognise the site's existing function / uses and provides a more flexible policy framework for inward investment and employment, maintaining and enhancing the leisure function. The proposal is for improvements to the site access and the phased development of approximately 680,031ft<sup>2</sup> / 63,177m<sup>2</sup> GEA of modern flexible employment floor space falling within the following use classes E(g)(i), E(g)(ii) Research &amp; development (E(g)(iii) Industrial process, B2 General industrial &amp; B8 Storage and distribution and open storage, as well as employment generating support services in the form of an C1 use class 81 bed hotel. There are a number of protected species and habitats on site that need to be considered, surveys will be required. Initial landscape concerns due to the impact of the large scale buildings on the wider landscape however landscape sensitivity study has informed to conclude no significant effects. Conservation – due to the size and scale of the buildings, the views from the conservation area and listed buildings will need to be considered as well as views from Scheduled Ancient Monument; and the effect of lighting should also be considered. Need for the proposed development must be considered in relation to the latest LPA employment land needs assessment. There is a significant area of land affected by flood zones 2 and 3, and FRA will be required and a sequential approach taken towards the location of development within the site. There is also a corridor of surface water flooding crossing the middle of the site from west to east that must also be considered as part of the FRA. The whole of the site is a safeguarded minerals site in the adopted Hampshire Minerals and Waste Plan. A limited area of land within the site on the northern boundary is a former landfill site. Almost half the site (western half) is within a zone 2 groundwater source protection zone.</p>
<p>Land between Grateley and Palestine SHELAA 405</p>	<p>The site is located near to the train station and local bus services, however this would constitute an isolated employment site outside of an existing settlement and between two rural villages in open countryside. The site is located between Grateley and Palestine and narrows the gap between the settlements. To the north east of the site is Grateley conservation area and consideration will need to be given to views to the CA. There is potential for adverse impact on residential amenity for dwellings located adjacent to the site (to the west).</p>
<p>Land South of Coldharbour Lane SHELAA 424</p>	<p>The site is unsustainably located in open countryside, does not relate well to the settlement boundary of Nursling and is subject to relevant local plan policies (COM2). Development in this location would contribute to narrowing the gap between Nursling, Romsey and North Baddesley. Site access would likely need to be from Coldharbour Lane but this is a narrow single carriageway lane which may not have capacity to accommodate proposed development. Less than half the site is grade 2 and 3a agricultural land. The whole of the site is within a minerals consultation area for superficial sand and gravel. A significant proportion of the site land within the west of the site is in flood zone 2 and 3, subject to surface water flooding, an FRA will be required and sequential approach to development within the site. The site is near to an air quality management area (Redbridge to Southampton, from junction of M271, A36 and A35, and to east) where there is potential to contribute to adverse effects. There are a number of listed buildings adjacent to the southern site boundary and to the north west of the site. The Broadlands Estate registered park and garden is located to the north of the site and impact on setting will need to be considered further. There is a SINC within the site on the eastern site boundary (which is heavily treed and where development would be precluded) where there is potential for adverse effects and River Test SSSI located to the west of the site. The site includes areas identified as LEN opportunity areas which should be taken into account in terms of site layout. There are also dwellings near the site that could be affected in terms of impact on residential amenity.</p>
<p>Land South West of Martins Lane SHELAA 431</p>	<p>The site is located significantly outside the settlement boundary of Chilbolton in open countryside. Development in this location would have some impact on the reduction in distinction between settlements. There are two outworn Nissen huts on site (prefabricated corrugated iron temporary structures), therefore the site is greenfield. Approximately one third of the site is within a minerals consultation area for superficial sand and gravel. There is a water course running across the south of the site giving rise to surface water flooding. There are open fields separating the site and the Chilbolton conservation area so there is potential for adverse impacts on views which require further investigation. The River Test SSSI is located to the west of Chilbolton and the site is within 1km of the Chilbolton Common SSSI and also within the Solent nitrates mitigation area. Part of the site occupied by trees is within a LEN opportunity area, in the absence of a masterplan it is not clear how this part of the site will be affected. The trees are not TPO but may be affected by the proposed development and will be a constraint on the developable area. There is a commercial development adjacent to the site's western boundary which could affect the residential amenity of the 20 dwellings proposed through noise. There are some nearby dwellings that may be affected in terms of residential amenity. There is also a PROW which runs adjacent to the western site boundary where site access may be sought which will likely affect the character of the route.</p>

<p>Land off Pond Land and Old Stockbridge Road SHELAA 439</p>	<p>The site is located in open countryside and would merge the gap between Grateley and Palestine. The proposal constitutes a new settlement of 2675 dwellings and 5ha of employment. There are very limited services and amenities in the locality to support a new settlement and appropriate facilities would need to form part of the master planning. There is a limited bus service within 800m of the site and Grateley train station is within 1km. The site abuts the railway line where there will be impact from rail noise which would need to inform site layout and noise attenuation measures. An FRA would be required for the site which needs to consider the small area of surface water flooding on the northern site boundary abutting the railway line. The site also abuts the Grateley conservation area where there potential for substantial harm to the setting of the conservation area from a new settlement proposal. Quarley Hill Scheduled Ancient Monument is located to the north west of the site where there is potential to affect views (requires further investigation). There is also a historic park and garden located to the north east of the site at Amport where there is potential for adverse impacts on setting. There is ancient woodland and SINC within the site at the eastern corner within Lower Grateley Wood and also adjacent to the eastern boundary where appropriate buffer areas would need to be applied to the location of development. There are LEN opportunity areas within the site including Lower Grateley Wood which would need to be taken account of in master planning. The site is also within the Solent nitrates mitigation area. There is a PROW located in the north east of the site and north of Lower Grateley Wood that would need to be retained.</p>
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