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			<p>reptiles (low numbers) and a range of declining farmland bird species are present at the site. Therefore, despite most of the site being lower-value (in ecological terms) arable land, the site has a whole does have good value. There may be scope to provide mitigation in relation to the protected species and important hedges.</p> <p>There may be an effect on the River Test SSSI depending on the phasing of development in Andover in relation to waste water treatment capacity.</p>
<p>6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?</p>	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within the North Wessex Downs AONB but regard would need to be given to the setting of this designation.</p>	<p><i>Landscape character</i> 10F: Andover Chalk Downland (Test Valley Community Landscape Project, 2004).</p>
<p>7. What is the likely impact of development of this site on the historic environment?</p>	-	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There is an area within this site identified to be archaeologically significant (archaeology – orange zone). The site does not include any SAMs, however there are two located to</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>the east of the site (Roman House, Devils Ditch). A significant and extensive archaeological site is known to sit centrally within this plot, which will present significant archaeological issues. This site will need to be more fully understood before any final decision, and might be a green infrastructure opportunity, might be capable of being incorporated into master layouts, or will need archaeological excavation which will provide information to the local community about the heritage of their site. Given the high archaeological potential of the area and the scale of the allocation it is highly likely that as yet unrecorded archaeological sites will exist within this area and will be encountered by development. Some preliminary archaeological survey will be needed at some stage to inform mitigation. However the heritage revealed may enhance the developments identity or sense of history/community.</p> <p>It is noted that the site promoter has submitted a desk based assessment of archaeology for the site. This notes the potential of the site and anticipates that fieldwork would be required if a planning application is to be submitted.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> This site has the potential to link into the New Neighbourhood at East Anton (Augusta Park). At present the masterplan identifies a structured landscape belt on the boundary between the two sites which could act as a barrier to the establishment of an integrated community – this would depend on the implementation of the scheme. However, given the scale of the proposed development, including looking beyond the plan period, this site would be expected to provide additional community facilities.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> There are employment sites within the vicinity of this site, including in Walworth Business Park. There may be additional employment opportunities within the East Anton (Augusta Park) New Neighbourhood. There would be reasonable access to</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		employment opportunities in the town centre and on the western side of Andover.
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would likely that all or the majority of the provision would be met onsite. Potential residents may also have access to facilities provided within the East Anton (Augusta Park) New Neighbourhood. The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+/-	<p><i>Comment</i> The site is to the east of the development under construction at East Anton / Augusta Park. Based on the Accession software, the majority (but not all) of the site is able to access 5 key destinations within 30 minutes. None of the site is able to access a hospital with A&amp;E facilities within 30 minutes. It is noted that there are proposals for local centres as part of the development at East Anton, along with improvements to public transport.</p> <p>A transport and access strategy has been submitted by the site promoter setting out how provisions could be made for a variety of modes of travel.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i> The SHLAA (2013) sets out that the site has been promoted by the landowner and a developer, therefore it is considered available. The development would represent a later phase of the East Anton development; therefore it would be considered deliverable starting in the period 5 to 10 years. It is noted that there are overhead power cables crossing the site that would need to be considered. The SHLAA suggests that the site may have an impact on the highway network, which may need further consideration. Access arrangements would need to be considered in relation to provisions linked to the current development at East Anton.</p> <p>Part of the site is adjacent to the London to Exeter railway line, therefore noise and vibration will need to be taken into consideration. The promoter for the site has submitted a noise report which set out that the majority of the site would be free from</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		constraint in this regard and that mitigation measures could be provided to ensure that internal noise levels could be met (Waterman Energy, Environment and Deisgn Ltd, 2012). The site promoter has also provides a preliminary foul water drainage strategy setting out the options for serving the site in relation to foul water infrastructure.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems (subject to the potential impact on groundwater sources). It is noted that the site is not within an existing area of flood risk. The development of this site has the potential to have an adverse effect on biodiversity (particularly in terms of the hedgerows and protected species); however mitigation options are available to lessen this effect (required through proposed biodiversity policy within the Revised Local Plan DPD). It has been identified that this option contains a significant archaeological site; therefore subject to how any development comes forward there is the potential of a significant adverse effect on the historic environment. There may be opportunities to mitigate for this effect, for example through the design and layout of the site. This matter is likely to need further consideration should the option be taken forward. There is the potential of an adverse effect on the landscape character and quality, as well as the setting of Andover, with parts of the site being quite prominent, this could include views from the AONB. There may be opportunities to minimise this effect through the design and layout of the site and the use of appropriate landscaping, however this is likely to be challenging including when accounting for the topography (see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond), including associated with the new neighbourhood currently under construction at Augusta Park. As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement and linking into infrastructure provided as part of the existing development at East Anton / Augusta Park.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD. It would be anticipated that given the scale of the proposal and its relationship with the Augusta Park new neighbourhood, if taken forward this option would come forward in the medium to long term.</p>

Test Valley Borough Council

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Site: Picket Piece (SHLAA Site: 158)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	+/-	<i>Flood Risk</i> Site contains areas that are within FRZs 2 (From GIS layer using information from the Environment Agency)	<i>Groundwater</i> The site covers an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<i>Comments</i> The site contains an area of moderate flood risk, predominantly to the north of Walworth Road. This is understood to be associated with a dry river valley. Should this site be taken forward, the sequential test would need to be taken into account, which may affect the site capacity.  The environmental statement submitted with application 10/00242/OUTN discussed flood risk, suggesting that there would be mitigation measures that could enable development within the areas that are classified as flood risk zone 2.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<i>Comments</i> This site is predominantly greenfield, however there is some land classed as previously developed land (residential or commercial).		
3. How would development of the site impact on soil and geological resources?	?	<i>Comments</i> No site specific survey information is available for the agricultural land classification of this site. A report submitted with a planning application covering part of this area suggested that based on published information (rather than field observations) the land is likely to be at least grade 3a (Reading Agricultural Consultants, 2009).The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<i>Is there a SAC/SPA/Ramsar site within 10km?</i> No	<i>Comment</i> There are no European or international nature conservation designations within 10km.	
5. Does the site contain any features of biodiversity value?	+/-	<i>SSSI/</i> No	<i>SINC</i> No	<i>Comment</i> In general the habitat is a mosaic of improved and semi-improved

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			<p>paddocks and small holdings. There is a strong internal network of hedges linked to surrounding hedge / ecological networks, so are likely to be of local value. Hedges are known to support dormice, there are known bat roosts in some of the buildings.</p> <p>There may be an effect on the River Test SSSI depending on the phasing of development in Andover in relation to waste water treatment capacity.</p>
<p>6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?</p>	+	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB. This designation is located to the north east of the site.</p>	<p><i>Landscape character</i> 10F: Andover Chalk Downland (Test Valley Community Landscape Project, 2004).</p>
		<p><i>Comment</i> The SHLAA notes the potential of a landscape impact for this site. The wider landscape towards the east of Andover will alter as the development of two major residential proposals continue (East Anton / Augusta Park and Picket Twenty). Outline planning permission has been granted for up to 530 dwellings within Picket Piece (within the SHLAA boundary) – therefore the impact of this development also needs to be taken into account when considering the landscape and settlement character impacts. In addition, there is a further outline permission for development at Harewood Farm in the locality.</p> <p>The impact on the landscape is relatively contained due to the surrounding topography (note this containment reduces towards the east where the level of the land increases). It is considered that overall this site would perform reasonably well in relation to landscape quality. In terms of settlement character, regard should be given to the existing development within Picket Piece and it may be beneficial to consider the transition from a more urban to rural environment across the site (west to east).</p> <p>Whilst not a landscape / settlement character designation, it is noted that there are a number of TPOs within this site (to the north of Walworth Road).</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.



Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> Part of the south east of the site is identified to be archaeologically significant (archaeology – orange zone). There are no SAMs within the immediate vicinity of the site; however two are found to the north east (Devils Ditch and Roman House). No archaeological sites are currently identified within this area. The Environmental Assessment submitted with a planning application for this vicinity (reference 10/00242/OUTN) set out the potential for as yet un-located archaeological sites of the pre-historic and Roman periods; it goes on to note the potential for artefacts being present that are dated from the Medieval period onwards. There will need to be further consideration of the archaeological potential of this site.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> This site has the potential to link with the communities at Picket Piece and Andover. Given the scale of the proposed development, it is anticipated that additional or improved community facilities would need to be provided to support the residents of the site (some provisions for community facilities have been included as part of the outline permission at Picket Piece).</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+/-	<p><i>Comment</i> There are employment sites within the vicinity of this site, including Walworth Business Park and within Picket Piece. There would be reasonable access to employment opportunities in the town centre and on the western side of Andover. The SHLAA site boundary includes employment sites, therefore should this site be taken forward there would need to be consideration given to any potential losses of employment provision, or whether existing employment provisions are retained.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i></p> <p>Public open space would need to be provided to support additional residents, given the scale of the proposal it would likely that the majority of the provision would be met onsite (note that on-site provisions have been included in outline permission for residential development between Walworth Road and Ox Drove at Picket Piece). The nearby pitches on Walworth Road are proposed to be relocated to London Road. The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+/-	<p><i>Comment</i></p> <p>The site is located both to the north and south of Walworth Road, whilst also adjoining Ox Drove. Based on the Accession software, the majority (but not all) of the site can access 5 key destinations within 30 minutes. None of the site can access a hospital with A&amp;E facilities within 30 minutes. It is noted that the outline permission for residential development for part of this area includes a local centre and proposals for improvements to public transport.</p>
13. Are there any issues related to deliverability of this site?	+/-	<p><i>Comment</i></p> <p>The SHLAA (2013) notes that the site has been promoted for residential development and is considered to be available. It is noted that outline permission has been granted for part of the site covering land between Walworth Road and Ox Drove (for up to 530 dwellings). There are a number of landowners covering this area; this has the potential to affect delivery. Land to the north of Walworth Road is adjacent to the London to Exeter railway line, this would need to be taken into account, including in relation to noise and vibration. There has been some consideration of noise and vibration within the Environmental Statement supporting the outline planning application for part of the site (which also covers potential future development).</p>
<p>Summary:</p> <p>While the effects of this site have been considered as a whole, it is noted that part of the site has outline permission (application was accompanied by an Environmental Statement). The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. This effect is unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>medium to long term), this could be mitigated through the use of sustainable drainage systems. It is recognised that this site incorporates an area of identified flood risk, if this could not be avoided there is the potential of a localised effect on prospective residents and potentially offsite effects. Should this option be taken forward there would need to be consideration as to how the risk of an adverse effect could be avoided, including through the location of the most vulnerable uses and other mitigation (and resilience) options. There is the potential for an adverse effect on biodiversity (with the network of hedges, the presence of dormice and bat roosts in the vicinity); however there would be scope to mitigate this potential effect (see proposed biodiversity policy within the Revised Local Plan DPD). At this stage, there is some uncertainty over the degree of impact on the historic environment (in terms of archaeology); this matter may need to be given further consideration should the site be taken forward. This site is unlikely to have a significant effect on designated landscapes or on the landscape quality. The effect on settlement character and identity is likely to depend on how the site is brought forward, including the transition from a more urban to rural setting (see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement and building on the provisions agreed in conjunction with the existing outline permission for part of this site.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD. It is noted that part of the site with outline permission is anticipated to deliver completions within the next 5 years, with further completions in the medium term.</p>

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Site: Land at Landfall, Picket Piece (SHLAA Site: 161)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<i>Groundwater</i> The site covers an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<i>Comments</i> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<i>Comments</i> This site is predominantly greenfield, however there is some land classed as previously developed land.		
3. How would development of the site impact on soil and geological resources?	?	<i>Comments</i> No site specific survey information is available for the agricultural land classification of this site.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<i>Is there a SAC/SPA/Ramsar site within 10km?</i> No	<i>Comment</i> There are no European or international nature conservation designations within 10km.	
5. Does the site contain any features of biodiversity value?	+	<i>SSSI</i> No	<i>SINC</i> No	<i>Comment</i> Site is part paddock, part garden and house. It is likely to be of limited to negligible ecological value. Habitats on site (e.g. trees, scrub, hedges) may be valuable at site level. Possible protected species present, for example bats in the building, possible reptiles in the garden. It is noted that survey work has been undertaken and submitted alongside a planning application (reference 13/01858/OUTN) submitted for this site.  There may be an effect on the River Test SSSI depending on the phasing of development in Andover in relation to waste water treatment capacity.

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.</p>	<p><i>Landscape character</i> 10F: Andover Chalk Downland (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p>	<p><i>Archaeological Significance</i> There are no SAMs within the immediate vicinity of the site. No archaeological sites have currently been identified within this area, however there is archaeological evidence immediately to the south and there will need to be some further consideration of the archaeological potential of this site.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> This site has the potential to link with the communities at Picket Piece and Andover. Given the scale of the proposed development, no new community facilities would be provided, however the development may support existing facilities within the locality.</p>	
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>	
10. Would development of this site support the local economy? Is the site	+	<p><i>Comment</i> There are employment sites within the vicinity of this site, including Walworth Business</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
close to a range of employment opportunities?		Park and within Picket Piece. There would be reasonable access to employment opportunities in the town centre and on the western side of Andover.
11. Would development of the site support or improve leisure and cultural facilities?	+	<i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would likely that the majority of the provision would be met offsite. The pitches on Walworth Road are proposed to be relocated to London Road (note that open space provisions are included within the outline permission at Picket Piece for up to 530 dwellings). The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+/-	<i>Comment</i> The site is located to the south of Walworth Road. Based on the Accession software, 2 key destinations can be accessed within 30 minutes from the entirety of the site, with a further 2 accessible from part of the site. There is no access to a hospital with A&E facilities or doctors within 30 minutes at present. It is noted that there are proposals to enhance public transport linked to the outline permission for residential development at Picket Piece.
13. Are there any issues related to deliverability of this site?	+	<i>Comment</i> The SHLAA (2013) notes that the site has been promoted for residential development by the landowner and is therefore considered to be available. Development on this site is also considered to be achievable. It is noted that a planning application has been submitted for this site (reference 13/01858/OUTN), which has subsequently been withdrawn.
<p>Summary:</p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. This effect is unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to the presence of protected species, which may result in the need for mitigation measures to be considered); there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). There is unlikely to be a significant effect on the historic environment as a result of this option. There is a greater risk</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>of an adverse effect on the landscape character and quality associated with this site, primarily as a result of its elevation (this may also have an impact at night through any additional lighting). In addition, this site would be on the fringes of the built up area, therefore the impact on settlement character is likely to depend on how it is brought forward. There may be opportunities to minimise the potential of adverse effects through the design and layout of the site in conjunction with appropriate landscaping (see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement and potentially connecting to provisions agreed in conjunction with the outline permission for Picket Piece.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD. It is noted that there is currently a planning application under consideration for this site.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Site: Land north of Ox Drove Rise, Picket Piece (SHLAA Site: 211)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<i>Groundwater</i> The site covers an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<i>Comments</i> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	?	<i>Comments</i> No site specific survey information is available for the agricultural land classification of this site.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<i>Is there a SAC/SPA/Ramsar site within 10km?</i> No	<i>Comment</i> There are no European or international nature conservation designations within 10km.	
5. Does the site contain any features of biodiversity value?	+/-	<i>SSSI</i> No	<i>SINC</i> No	<i>Comment</i> Site appears to be pasture, of likely limited ecological value in itself. However, it may support small numbers of reptiles if suitable habitat (rougher grass / scrub interfaces etc) are present e.g. around base of hedges etc. Mature trees / hedges along some boundaries. Highly likely to support dormice in any boundary hedges (known to be present in adjoining habitat nearby); mature trees may support bats.
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of	+/-	<i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.		<i>Landscape character</i> 10F: Andover Chalk Downland (Test Valley Community Landscape Project, 2004).

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.



Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
development of this site on settlement character, including distinction between settlements?		<p><i>Comment</i> The wider landscape towards the east of Andover will alter as the development of two major residential proposals is underway; the outline permission granted for land at Picket Piece will also have implications for the setting of this site. This site is higher up, where there is more of a landscape constraint and the site is getting closer to the AONB. In terms of settlement character, regard should be given to the existing development within Picket Piece (and the potential implications of outline permission at Picket Piece). This site is severely constrained by its shape and topography. Care would need to be taken to maintain the loose edge of the settlement and the impacts of cumulative development in this respect would need to be considered.</p> <p>Whilst not a landscape / settlement character designation, it is noted that there is a group TPOs within this site (along the southern boundary).</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no Scheduled Ancient Monument on the land nor any recorded archaeological sites. On the other side of the road is a Bronze Age burial mound and a Bronze Age linear ditch (a landscape scale boundary). However recent archaeological survey in Picket Piece has suggested the area has a limited archaeological potential. Whilst encountering archaeological remains cannot be ruled out it is not a significant consideration in allocating the site.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> This site has the potential to link with the communities at Picket Piece and Andover. Given the scale of the proposed development, no new community facilities would be provided.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality. It is noted that should this site be considered alone, based on proposed policies on affordable housing it would deliver a lower proportion of</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		affordable housing than would be delivered on other sites. However, it has been considered in relation to the opportunity to form part of a wider allocation, therefore a higher rate of provision of affordable housing may be secured as part of a larger proposal.
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<i>Comment</i> There are employment sites within the vicinity of this site, including Walworth Business Park and within Picket Piece. There would be reasonable access to employment opportunities in the town centre and on the western side of Andover.
11. Would development of the site support or improve leisure and cultural facilities?	+	<i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal the provision would be met offsite. The pitches on Walworth Road are proposed to be relocated to London Road (note that open space provisions are included within the outline permission at Picket Piece for up to 530 dwellings). The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+/-	<i>Comment</i> The site is located between Walworth Road and Ox Drove. Based on the Accession software, 2 key destinations can be accessed within 30 minutes from the entirety of the site, with a further 2 accessible from part of the site. There is no access to a hospital with A&E facilities or doctors within 30 minutes at present. It is noted that there are proposals to enhance public transport linked to the outline permission for residential development at Picket Piece.
13. Are there any issues related to deliverability of this site?	+	<i>Comment</i> The SHLAA (2013) notes that the site has been promoted for mixed development by the landowner therefore it is considered to be available. Development at this site is also considered to be achievable. In terms of highways, there may be difficulties in establishing an appropriate access for this site.
<p>Summary:</p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. This effect is unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to the presence of protected species); there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). There is unlikely to be a significant effect on the historic environment as a result of this option. There is a greater risk of an adverse effect on the landscape character and quality associated with this site, primarily as a result of its elevation (this may also have an impact at night through any additional lighting). In addition, this site would be on the fringes of the built up area, therefore the impact on settlement character is likely to depend on how it is brought forward and laid out. There may be opportunities to minimise the potential of adverse effects through the design and layout of the site in conjunction with appropriate landscaping (see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is unlikely to be significant when considered alone. It may be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need. As noted above, based on the proposed approach to seeking affordable housing, this site when considered alone would result in a lower rate of provision of affordable housing than would be delivered for other sites. However, this site has been considered on the basis of potentially forming part of a wider site, which may secure a higher proportion of affordable housing being delivered. It is recognised that this site could contribute to a cumulative beneficial effect in the medium to long term. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land east of 10 Walworth Road, Picket Piece (SHLAA Site: 212)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<i>Groundwater</i> The site covers an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<i>Comments</i> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<i>Comments</i> The majority of the site is greenfield; however, there are small areas of previously developed land / agricultural building.		
3. How would development of the site impact on soil and geological resources?	?	<i>Comments</i> No site specific survey information is available for the agricultural land classification of this site.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<i>Is there a SAC/SPA/Ramsar site within 10km?</i> No	<i>Comment</i> There are no European or international nature conservation designations within 10km.	
5. Does the site contain any features of biodiversity value?	+	<i>SSSI</i> No	<i>SINC</i> No	<i>Comment</i> Comprises a well grazed paddock, probably improved grassland, likely to be limited ecological value across this part of the site. However, it also includes a small area of lowland mixed deciduous woodland present to the southern part of the east boundary – this will be of ecological value at site level, although as it may support protected species (especially dormice which are known to be in the wider Picket Piece area) it may be of greater value. The northern boundary along the railway line may support reptiles as well as dormice in the scrub / hedge.

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			There may be an effect on the River Test SSSI depending on the phasing of development in Andover in relation to waste water treatment capacity.
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.</p>	<p><i>Landscape character</i> 10F: Andover Chalk Downland (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> The SHLAA notes the potential of a constraint for this site linked to the character of the area and landscape. The wider landscape towards the east of Andover will alter as the development of two major residential proposals are underway, along with the implications of development at Picket Piece which has outline permission. This site is higher up, where there is more of a landscape constraint and is getting closer to the AONB. Although this side of Walworth Road is more contained given the relationship with the railway line than similar sites to the south of Walworth Road. In terms of settlement character, regard should be given to the existing development within Picket Piece and the implications of the recently permitted proposal.</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the immediate vicinity of the site. No archaeological sites have currently been identified within this area, however this does rule out the potential of archaeological finds. There may need to be further consideration of the archaeological potential of this site.</p>	<p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> This site has the potential to link with the communities at Picket Piece and Andover. Given the scale of the proposed development, no new community facilities would be provided, however the development may support existing facilities within the locality.</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
9. Would development of this site support the ability to meet the need for affordable housing?	+	<i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<i>Comment</i> There are employment sites within the vicinity of this site, including Walworth Business Park and within Picket Piece. There would be reasonable access to employment opportunities in the town centre and on the western side of Andover. Part of this site has permission for employment uses, this would need to be taken into consideration should this site be taken forward.
11. Would development of the site support or improve leisure and cultural facilities?	+	<i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would likely that at least part of the open space provision would be met on-site. Pitches on Walworth Road are proposed to be relocated to London Road. It is noted that public open space is proposed to be provided as part of the outline permission for 530 dwellings at Picket Piece. The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+/-	<i>Comment</i> This site is located to the north of Walworth Road. Based on the Accession software, 2 key destinations can be accessed within 30 minutes for the entire site, with 4 key destinations not being accessible from the site within this timeframe. It is noted that there are proposals to enhance public transport linked to the outline permission for residential development at Picket Piece.
13. Are there any issues related to deliverability of this site?	+	<i>Comment</i> The SHLAA (2013) notes that this site is promoted for development by the landowner and is considered to be available. Development at this site is considered to be achievable. The site is adjacent to the London to Exeter railway line, this would need to be taken into account, including in relation to noise and vibration. There may be difficulties in establishing an appropriate highway access for this site in isolation.

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
<p>Summary:</p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. This effect is unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to the presence of protected species); there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). There is unlikely to be a significant effect on the historic environment as a result of this option. There is the potential of an adverse effect on the landscape character and quality associated with this site when accounting for its elevation (particularly towards the south east). In addition, this site would be on the fringes of the built up area, therefore the impact on settlement character is likely to depend on how it is brought forward. There may be opportunities to minimise the potential of adverse effects through the design and layout of the site in conjunction with appropriate landscaping (see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Site: Land at Homestead Farm (SHLAA Site: 029a / 029b)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	+	<i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<i>Groundwater</i> The site covers an area identified as a principal aquifer. Within GWSPZ2. (From GIS information from the Environment Agency)	<i>Comments</i> The site does not include any areas of high or moderate flood risk.  The site lies within groundwater source protection zone 2.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<i>Comments</i> This site predominantly comprises of agricultural land, however there may be some opportunities for the redevelopment of some of the existing buildings.		
3. How would development of the site impact on soil and geological resources?	-	<i>Comments</i> A site assessment of agricultural land classification by MAFF (1993) identified the majority of the site to be grade 3a land, with a proportion towards the south classified as grade 2.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<i>Is there a SAC/SPA/Ramsar site within 10km?</i> No	<i>Comment</i> There are no European or international nature conservation designations within 10km.	
5. Does the site contain any features of biodiversity value?	++	<i>SSSI</i> No	<i>SINC</i> No	<i>Comment</i> The site appears to be improved, well grazed pasture. It includes a small area of existing buildings which may support bats. There are no sensitive sites nearby. There appears to be a small bund around the buildings towards the centre of the east boundary – this may support reptiles.  There may be an effect on the River Test SSSI depending on the phasing of development in Andover in relation to waste water treatment capacity.

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.



Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.</p>	<p><i>Landscape character</i> 9A: North Andover Plateau (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	+/-	<p><i>Comment</i> There is higher ground to the north, which is more prominent, for example with views from the Harrow Way. Development of this site may start to diminish the distinction between the end of Andover and villages to the west (and in this case between the edge of Andover and Penton Corner) – the SHLAA notes this to be a sensitive site between settlements. Any development in this location would need to account for the local settlement character (including Andover and Penton Corner), including the transition from a more urban to rural character. It may be preferable to avoid higher buildings.</p> <p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the immediate vicinity of this site. Some archaeological remains have been identified, specifically the sites of ploughed down Bronze Age burial mounds. These will need to be archaeologically investigated. A significant range of important archaeological remains have been found in this vicinity when the Portway Business Park was constructed, and it seems likely that as yet un-located archaeological remains will exist within this area. These may be of importance. Archaeological issues are anticipated to arise during development. This will need further consideration prior to any development on this site and preliminary archaeological survey will be needed at some stage to inform mitigation. However the heritage revealed may enhance the developments identity or sense of history/community.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
8. Does development of this site have the potential to create / sustain vibrant communities?	+/-	<p><i>Comment</i></p> <p>Development within this location is likely to most closely link to Andover, although there may also be links with The Pentons or Charlton. The site is more distant from the central areas of Andover than some of the other options and is slightly separated by Portway. This may have an impact on the link with local communities. Given the scale of the proposal, it is unlikely that additional community facilities would be provided. The development may support existing community facilities.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i></p> <p>Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i></p> <p>There are employment sites within the vicinity of this site, including in Portway Business Park. Based on the submitted information, there may be scope to provide additional employment opportunities within the site. There would be reasonable access to employment opportunities in the town centre and on the eastern side of Andover.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i></p> <p>Public open space would need to be provided to support additional residents, given the scale of the proposal it would likely that some of the provision would be met onsite, with additional provisions offsite. This site is also within the vicinity of Charlton Sport and Leisure Centre. The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site is located to the north of Weyhill Road (A342) and is adjacent to Portway Business Park. Based on the Accession software, the site can access 4 key destinations within 25 minutes and a further destination within 30 minutes. There is no access to a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) sets out that the site has been promoted for either residential development or a mixed use development by the landowner, therefore it is considered to be available. The site could be completed within the first 5 years. There would need</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		to be further consideration to how access could be provided to the highway, direct access onto the A342 is unlikely to be acceptable.
<p>Summary:</p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems (subject to potential effects on groundwater sources). It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity; there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). At this stage, there is some uncertainty over the degree of impact on the historic environment (in terms of archaeology); this matter may need to be given further consideration should this option be taken forward. This site is unlikely to have a significant effect on designated landscapes. There is the potential for an adverse effect on the landscape with parts of the site being quite prominent and in terms of settlement character in reducing separation between settlements. There may be opportunities to reduce these effects through the layout and design of the site and potentially the use of landscaping (see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development. There would need to be consideration of the degree of risk of an adverse effect on residential amenity as a result of the proximity to Portway Business Park, there may be a need to consider mitigation measures to reduce the risk of an adverse effect.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Test Valley Borough Council

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Site: Land to east of Foxcotte Lane (SHLAA Site: 042)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<i>Groundwater</i> The site covers an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<i>Comments</i> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	-	<i>Comments</i> An assessment of agricultural land classification by MAFF (based on a map last revised in 1997) identified this site to be predominantly grade 2 land with an area of grade 3b to the south east.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<i>Is there a SAC/SPA/Ramsar site within 10km?</i> No	<i>Comment</i> There are no European or international nature conservation designations within 10km.	
5. Does the site contain any features of biodiversity value?	++	<i>SSSI</i> No	<i>SINC</i> No	<i>Comment</i> This site appears to be arable with narrow field margins. It would seem to be ecologically unimportant, although there is a small possibility of low numbers of reptiles around the margins or ground nesting birds in the field itself. Access may require the loss of hedge habitat – there are no obvious links to good dormouse habitat but the hedge will have some low level intrinsic value at site level.  There may be an effect on the River Test SSSI depending on the phasing of development in Andover in relation to waste water treatment capacity.

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.</p>	<p><i>Landscape character</i> 9A: North Andover Plateau (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	+/-	<p><i>Comment</i> This forms part of a transitional landscape type on the rising land that provides containment of Andover and an openness between settlements. This site is to some extent contained within the landscape (by the trees and hedgerows), however parts of the site are prominent. The SHLAA notes the potential of a landscape constraint for this site. Development at this site would diminish the distinction between the edge of Charlton and Foxcotte. The character the area would also need to be taken into consideration.</p> <p><i>Listed Buildings / Conservation Areas</i> Grade II listed Foxcotte Tower backs on to the potential development site. The setting of this heritage asset therefore needs to be taken into consideration. On the other side of Foxcotte Lane is grade II listed Foxcotte Manor, this building's setting also needs to be considered.</p> <p><i>Archaeological Significance</i> The site is adjacent to a Scheduled Ancient Monument - deserted medieval settlement of Foxcotte (archaeology of national significance – red zone). The site and its setting are protected by the planning process and the 1979 Ancient Monument and Archaeological Areas Act. Should this site be preferred, the advice and opinion of English Heritage would need to be sought at an early stage. It is possible that the development will be able to improve the management and setting of the scheduled monument, and might be able to utilise the heritage in the design of the site. The area has a high archaeological potential and Mesolithic and Neolithic worked flint has been found at the site. There is an opportunity for development to make a positive contribution to the historic environment, but preliminary archaeological survey will be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<i>Comment</i> Development in this location would have the potential to link in with the community of Charlton. Given the scale of the proposal, it is unlikely that additional significant community facilities would be provided. The development may support existing community facilities.
9. Would development of this site support the ability to meet the need for affordable housing?	+	<i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<i>Comment</i> There are employment sites within the vicinity of this site, including in Portway Business Park. There would be reasonable access to employment opportunities in the town centre and on the eastern side of Andover.
11. Would development of the site support or improve leisure and cultural facilities?	+	<i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would likely that some of the provision would be met onsite, with additional provisions offsite. This site is also within the vicinity of Charlton Sport and Leisure Centre. The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<i>Comment</i> This site lies between Foxcotte Lane and Mercia Avenue to the north west of Charlton. Based on the Accession software, the site can access 4 key destinations within 20 minutes, with a further destination within 30 minutes. There is no access to a hospital with A&E facilities within 30 minutes.
13. Are there any issues related to deliverability of this site?	+/-	<i>Comment</i> The SHLAA (2013) set out that the site is promoted for residential development by the landowner and is therefore considered to be available. The site is also considered to be achievable. Information was not provided to feed into the SHLAA on the likely timescales for delivery of the site. The SHLAA suggests that the site may have an impact on the highway network, which may require further consideration. At present the local highway network would have insufficient capacity to accommodate this site.

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to the presences of protected species); there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). This proposal has the potential to affect the setting of nearby listed buildings; there may be scope to reduce this through the provision of mitigation (see proposed policy on heritage within the Revised Local Plan DPD). There is some uncertainty over the degree of impact on the historic environment in terms of archaeology; this matter may need to be given further consideration should the site be taken forward (including the potential effect on the SAM). This option has the potential of an adverse effect on the landscape character as a result of the site's prominence and on settlement character, whereby the character of Foxcotte Lane would change. There may be opportunities to reduce such effects through consideration of how the site is brought forward, including the use of appropriate landscaping (see proposed policies within the Revised Local Plan DPD on landscape and high quality development). There may be lesser opportunities for mitigation in this regard than for some of the other options.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement. In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development. The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>		

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Site: Land to west of Foxcotte Lane (SHLAA Site: 149)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site covers an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<b>Comments</b> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	-	<b>Comments</b> An assessment of agricultural land classification by MAFF (based on a map last revised in 1997) identifies the site as a combination of grade 2, 3a and 3b land. The majority of the site appears to be classified as best and most versatile agricultural land.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> No	<b>Comment</b> There are no European or international nature conservation designations within 10km.	
5. Does the site contain any features of biodiversity value?	+	<b>SSSI</b> No	<b>SINC</b> No	<b>Comment</b> Comprises arable land which is likely to be of limited ecological value. Internal and boundary hedges may be affected – these will be of some intrinsic ecological value at site level. Surveys show that the western boundary hedge is likely to be Important under the terms of the Hedgerow Regulations. The verge to the north of the site has chalk grassland characteristics.  There may be an effect on the River Test SSSI depending on the phasing of development in Andover in relation to waste water treatment capacity.

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
<p>6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?</p>	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.</p>	<p><i>Landscape character</i> 9A: North Andover Plateau (Test Valley Community Landscape Project, 2004).</p>
<p>7. What is the likely impact of development of this site on the historic environment?</p>	-	<p><i>Comment</i> This forms part of a transitional landscape type on the rising land that provides containment of Andover and an openness between settlements. This site is high up and prominent in the landscape. It is also important to the rural character between settlements. The SHLAA notes the potential of a landscape constraint for this site. The local topography sees a rise in the height of the land across the site towards the west. There is a strong risk that the openness (that is typical of this character area) could be lost with a significant detrimental harm to the character of the area. The combination of the height and topography for this site means that development on this site is likely to perform poorly in relation to maintaining landscape quality. There is also a risk that development in this location may reduce the distinction between the edge of Andover and The Pentons. Development would need to have regard to the character of nearby development in Charlton along with the transition to a more rural character.</p> <p><i>Listed Buildings / Conservation Areas</i> The setting of grade II listed Foxcotte Manor will need to be taken into consideration as the building lies immediately adjacent to the potential development site. The setting of neighbouring grade II listed Foxcotte Tower will also need to be considered. The setting of the Penton Mewsey Conservation Area would need to be considered.</p> <p><i>Archaeological Significance</i> There is a small area towards the south east of the site adjacent to a scheduled ancient monument, of national archaeological importance (archaeology – red zone) (for the deserted medieval settlement of Foxcotte SAM). The site and its setting are protected by the planning process and the 1979 Ancient Monument and Archaeological Areas Act. Issues linked to the protection of fabric and setting are likely to arise. Should this site be preferred, the advice and opinion of English Heritage would need to be sought at an early stage. It is possible that the development will be able to improve the management and setting of the scheduled monument, and might be able to utilise the heritage in the design of the site. No archaeological sites are currently identified within</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>this area, although it seems likely that as yet un-located archaeological sites will exist within the boundary. There is an opportunity for development to make a positive contribution to the historic environment, but preliminary archaeological survey will be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> This site has the potential to link with the community at Charlton; however the site is slightly disassociated from the main community. Given the scale of the proposed development, including beyond the plan period, it is anticipated that additional community facilities would need to be provided to support the residents of the site.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> There are employment sites within the vicinity of this site, including in Portway Business Park. There may be potential to provide additional employment opportunities within the site. There would be reasonable access to employment opportunities in the town centre and on the eastern side of Andover.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would likely that all or the majority of the provision would be met onsite. This site is also within the vicinity of Charlton Sport and Leisure Centre. The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+/-	<p><i>Comment</i> The site is located to the north west of Charlton and is predominantly to the west of Foxcotte Lane. Based on the Accession software, the majority of the site can access 4 of the key destinations, with part of the site able to access a further key destination. None of the site is able to access a hospital with A&amp;E facilities.</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
13. Are there any issues related to deliverability of this site?	+/-	<p><i>Comment</i></p> <p>The SHLAA (2013) notes that the site has been proposed for residential development by the landowner and is therefore considered to be available. It is also considered to be achievable. Information was not provided to feed into the SHLAA on the likely timescales over which the site would be delivered, it is anticipated delivery would extend beyond the 15 year period considered within the SHLAA. The SHLAA suggests that the site may have an impact on the highway network, which may require further consideration. At present the local highway network would have insufficient capacity to accommodate this site. It is noted that there are overhead power cables crossing the site that would need to be considered.</p>
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to the potential effect on hedgerows and the verge to the north); there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). This proposal has the potential of adversely affecting the setting of listed buildings that are located in close proximity to the site, there may be options to identify mitigation measures to reduce such effects (as sought through the proposed heritage policy within the Revised Local Plan DPD). There is also the potential of permanent adverse effects on archaeology (including areas of national significance) subject to how the site is brought forward. There is likely to be a permanent adverse effect on landscape quality when accounting for the height and prominence of the site (including through lighting at night). In addition, there is also likely to be an adverse effect on settlement character in the locality when accounting for its rural character, relationship with nearby settlements and maintaining distinction between them. These effects could be lessened through the design and layout of the site in conjunction with appropriate landscaping (see proposed policies within the Revised Local Plan DPD on landscape and high quality development). There may be lesser opportunities for mitigation in this regard than for some of the other options. There is likely to remain a residual effect on these matters.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There may be opportunities to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>movement, however it is recognised that this site is more isolated from existing facilities and services.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Test Valley Borough Council

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Site: Land at Foxcotte Manor Farm (SHLAA Site: 155)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	+/-	<b>Flood Risk</b> Site contains areas that are within FRZs 2 and 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site covers an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The eastern parcel of land includes an area of moderate and high flood risk – this broadly runs north-south within the site (and beyond). There would be scope for development outside the areas of flood risk. Should this site be taken forward, the sequential test would need to be taken into account, which may affect the site capacity / layout.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<b>Comments</b> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	-	<b>Comments</b> A site assessment of agricultural land classification by MAFF (1998) identified the eastern part of the site to be predominantly grade 2 agricultural land, with areas of grade 3a along the eastern edge. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> No	<b>Comment</b> There are no European or international nature conservation designations within 10km.	
5. Does the site contain any features of biodiversity value?	++	<b>SSSI</b> No	<b>SINC</b> No	<b>Comment</b> Comprises arable fields which are likely to be of limited ecological value. There is some hedge / tree habitat that is likely to be of some small ecological value at site level.  There may be an effect on the River Test SSSI depending on the phasing of development in Andover in relation to waste water

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			treatment capacity.
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.</p>	<p><i>Landscape character</i> 9A: North Andover Plateau (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> This forms part of a transitional landscape type on the rising land that provides containment of Andover and an openness between settlements. The SHLAA notes the potential of a landscape constraint for this site. While this site is generally lower down than some subject to appraisal, the height of the land rises towards the north across the site. The combination of the height and topography for this site means that development on this site is likely to perform poorly in relation to maintaining landscape quality. Any development would need to have regard to the local settlement character and the transition to a more rural character.</p>
7. What is the likely impact of development of this site on the historic environment?	+/-	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p>	<p><i>Archaeological Significance</i> The site is not directly adjacent to any SAMs but is relatively close to the Foxcotte deserted medieval settlement (of national importance – archaeology red zone) – any impact on the setting of this designation will need to be taken into consideration. No archaeological sites are currently identified within this area. Given the archaeological potential of the area and the scale of the allocation site it is highly likely that as yet unlocated archaeological sites will exist within this area and some preliminary archaeological survey would be recommended.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> This site has the potential to link with the community at Charlton. Given the scale of the proposed development, including beyond the plan period, it is anticipated that additional community facilities would need to be provided to support the residents of the site.</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i></p> <p>Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i></p> <p>There are employment sites within the vicinity of this site, including in Portway Business Park. There may be scope to provide employment opportunities within the site. There would be reasonable access to employment opportunities in the town centre and on the eastern side of Andover.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i></p> <p>Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met onsite. This site is also within the vicinity of Charlton Sport and Leisure Centre. The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+/-	<p><i>Comment</i></p> <p>The site is to the west of Charlton Road, north of Charlton. Based on the Accession software, the site can access 4 key destinations within 30 minutes, with the majority of the site able to access a further key destination. There is no access to a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+/-	<p><i>Comment</i></p> <p>The SHLAA (2013) sets out that the site has been promoted for residential development by the landowner (although not through the SHLAA process), therefore it is considered to be available. Information was not provided on the likely timescales over which the site would be delivered. It is noted that there are overhead power cables crossing the site that would need to be considered. The SHLAA suggests that the site may have an impact on the highway network, which may require further consideration. At present the local highway network would have insufficient capacity to accommodate this site.</p>
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is recognised that this site incorporates an area of identified flood risk, if this could not be avoided there is the potential of a localised effect on prospective residents and potentially offsite effects. Should this option be taken forward there would need to be consideration as to how the risk of an adverse effect could be avoided, including through the location of the most vulnerable uses and other mitigation (and resilience) options. The development of this site is unlikely to have a significant adverse effect on biodiversity; there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). At this stage, there is some uncertainty over the degree of impact on the historic environment (in terms of archaeology, including of national significance); this matter may need to be given further consideration should the site be taken forward. There is the potential of an adverse effect on landscape quality and settlement character when accounting for the height and topography of the site, as well as its relationship with surrounding settlements and its rural character. These effects could be lessened through the design and layout of the site in conjunction with appropriate landscaping (see proposed policies within the Revised Local Plan DPD on landscape and high quality development). There may be lesser opportunities for mitigation in this regard than for some of the other options. There is likely to remain a residual effect on these matters.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There may be opportunities to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement, however it is recognised that parts of this site is more isolated from existing facilities and services.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development. The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land at Foxcotte Lane (SHLAA Site: 169)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<i>Groundwater</i> The site covers an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<i>Comments</i> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	++	<i>Comments</i> The site comprises of previously developed land which could be used. While there is a building on site it is unlikely that this would be refurbished to re-use it for residential purposes.		
3. How would development of the site impact on soil and geological resources?	++	<i>Comments</i> This has been developed and therefore does not comprise agricultural land.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<i>Is there a SAC/SPA/Ramsar site within 10km?</i> No	<i>Comment</i> There are no European or international nature conservation designations within 10km.	
5. Does the site contain any features of biodiversity value?	++	<i>SSSI</i> No	<i>SINC</i> No	<i>Comment</i> Site appears to be largely hardstanding and modern industrial shed / warehouse. Some small areas of onsite scrub / small trees and to some small boundary sections. Limited on-site biodiversity interest, although trees / scrub may have site-level value for nesting birds / invertebrates. No SINC / SSSI nearby.
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of	-	<i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.		<i>Landscape character</i> 9A: North Andover Plateau (Test Valley Community Landscape Project, 2004).

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
development of this site on settlement character, including distinction between settlements?		<p><i>Comment</i> This site and the surrounding land is high up and prominent in the landscape. It is also important to the rural character between settlements. Whilst noting that the site is already developed, there is the potential of a cumulative risk to the openness of the area (that is typical of this character area). Development would need to have regard to the character of nearby development in Charlton along with the transition to a more rural character.</p>
7. What is the likely impact of development of this site on the historic environment?	+/-	<p><i>Listed Buildings / Conservation Areas</i> Grade II listed Foxcotte Tower and Foxcotte Manor to the immediate south of the site – the potential impact on the setting of these assets would need to be considered. Penton Mewsey Conservation Area lies due south west from site, circa one mile distance between the conservation area boundary and site.</p> <p><i>Archaeological Significance</i> There are no Scheduled Ancient Monument on the land nor any recorded archaeological sites. Foxcotte deserted village is a scheduled monument close by and the impact of development on the setting of the monument is a material consideration. The setting of Foxcotte is being encroached by residential development and in incremental increase in this might be an issue; however the extensive farm yard between the site and the monument may mitigate this consideration. Archaeological material of prehistoric and medieval date were found in the field over the road, and extensive archaeological remains were found when Area 6 (Saxon Fields) was development (an areas close by which had no archaeological remains recorded before development), and so archaeological remains might well be encountered during development.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> This site has the potential to link with the community at Charlton; however the site is slightly disassociated from the main community. Given the scale of the proposed development, no additional community facilities would be provided.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i></p> <p>Development in this location has the potential to provide affordable housing to help meet the need within the locality. It is noted that should this site be considered alone, based on proposed policies on affordable housing it would deliver a lower proportion of affordable housing than would be delivered on other sites. However, it has been considered in relation to the opportunity to form part of a wider allocation, therefore a higher rate of provision of affordable housing may be secured as part of a larger proposal.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+/-	<p><i>Comment</i></p> <p>There are employment sites within the vicinity of this site, including in Portway Business Park. There would be reasonable access to employment opportunities in the town centre and on the eastern side of Andover. It is noted that the site is currently occupied by a business; therefore its redevelopment would potentially result in the loss of a small scale commercial site.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i></p> <p>Public open space would need to be provided to support additional residents, given the scale of the proposal all of the provision would be met offsite (via contributions). This site is also within the vicinity of Charlton Sport and Leisure Centre. The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site is located to the west of Foxcotte Lane. Based on the Accession software, the site can access 5 key destinations within 30 minutes. The site cannot access a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) notes that the site has been promoted for residential development, therefore is considered to be available. The site is also considered to be achievable.</p>
<p>Summary:</p> <p>This site is previously developed therefore this option is unlikely to have a significant effect (either positive or negative) on soil resources relative to the baseline position. Depending on the surface materials used and how the scheme comes forward, there may be an opportunity for</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>enhancement in the medium to longer term through enabling more water infiltration (directly or through permeable surfacing) – this could have an indirect positive effect on the soil environment and the water environment in the medium to longer term. There would need to be consideration of the risk of potentially creating pathways for pollutants through infiltration. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity; there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). At this stage, there is some uncertainty over the degree of impact on the historic environment (in terms of archaeology and the setting of listed buildings); this matter may need to be given further consideration should the site be taken forward. Whilst noting that the site is already developed, there is the potential of an adverse effect on landscape quality and settlement character, including when accounting for the openness of the area. There may be an opportunity to lessen such affects through the design and layout of the site in conjunction with appropriate landscaping (see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There may be opportunities to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement, however it is recognised that parts of this site is more isolated from existing facilities and services.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need. As noted above, based on the proposed approach to seeking affordable housing, this site when considered alone would result in a lower rate of provision of affordable housing than would be delivered for other sites. However, this site has been considered on the basis of potentially forming part of a wider site, which may secure a higher proportion of affordable housing being delivered. It is recognised that this site could contribute to a cumulative beneficial effect in the medium to long term. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land at Bere Hill and The Grange (SHLAA Site: 008)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site covers an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<b>Comments</b> This site is predominantly greenfield, however there is some land classed as previously developed land (currently residential use) within the site.		
3. How would development of the site impact on soil and geological resources?	-	<b>Comments</b> A site assessment of agricultural land classification by MAFF (1996) identified the majority of the site to be grade 3a agricultural land, with a significant proportion towards the north west as grade 3b.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> No	<b>Comment</b> There are no European or international nature conservation designations within 10km. Note that there is a hen harrier record nearby, this may be associated with Salisbury Plain SPA.	
5. Does the site contain any features of biodiversity value?	+	<b>SSSI/</b> No	<b>SINC</b> No	<b>Comment</b> This predominantly comprises arable or paddock grassland of limited ecological value. The existing dwellings / buildings may support bats. The boundary features may support bats in mature trees or dormice if thick / species rich hedges.  The site is adjacent to an area of possibly valuable grassland to the north, including a patch of priority BAP habitat lowland meadow – there may be potential to increase the extent of this habitat by on-site enhancements.

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			<p>There are mature trees to the north boundary, these may support bats – these should be retained through a suitable buffer and not be affected by external lighting. The road verge to the north east is ecologically rich (RVEI – Road Verge of Ecological Importance) and will be impacted if it is accessed from this side.</p> <p>There may be an effect on the River Test SSSI depending on the phasing of development in Andover in relation to waste water treatment capacity.</p>
<p>6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?</p>	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.</p>	<p><i>Landscape character</i> 10F: Andover Chalk Downland (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> This site is visible from the east (e.g. London Road), with the areas along the ridgeline being most prominent. The SHLAA notes the potential of a landscape constraint for this site. An application received for residential development on this site in 2005 (ref: TVN.09385) received a landscape objection with it being noted that there would be a detrimental impact on landscape character. Previously concerns had also been raised in relation to visual intrusion and impact on the setting of Andover. The Inspectors' Report for the Borough Local Plan 2006 identified that the south slopes of Bere Hill ridge are of value to the countryside setting of Andover. It is noted that the landscape within the locality may be affected by development at Picket Twenty (permission for 1,200 dwellings – under construction). Any development would need to have regard to the local settlement character. It is noted that a landscape statement has been submitted by the site promoter.</p> <p>Whilst not a landscape / settlement character designation, it is noted that there are a TPOs within this site.</p>
<p>7. What is the likely impact of development of this site on the historic</p>	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
environment?		<p><i>Archaeological Significance</i> There are no SAMs within this site. No archaeological sites are currently identified within this area; however, significant archaeological evidence has been located in the immediate vicinity and it seems likely that as yet un-located archaeological remains will exist within this area. It is likely that further consideration of archaeology within this site would be required prior to the commencement of any development.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Development in this location would have the potential to link in with the new community at Picket Twenty (site under construction) and the existing community within neighbouring parts of Andover. Additional facilities for new residents may also be provided within the site.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> There are employment sites within the vicinity of this site, including in Walworth Business Park. There may be scope to provide additional employment opportunities within the site. There would be reasonable access to employment opportunities in the town centre and on the western side of Andover.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support new residents, given the scale of the proposal it would be anticipated that the majority of the provision would be on site. Depending on the timing of any development, there may also be access to the open space to be provided as part of the Picket Twenty New Neighbourhood. The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities.</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site adjoins the A3093. Based on the Accession software, 2 key destinations can be accessed within 20 minutes, with a further 3 accessible within 25 minutes. There is no access to a hospital with A&amp;E facilities.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) establishes that the site is being promoted for residential development by the landowner and is considered to be available for development. It is noted that the site has been subject to 2 previous outline applications. The SHLAA sets out that development would be achievable. It is noted that there are overhead power cables crossing the site that would need to be considered.</p>
<p>Summary:</p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to the potential presence of protected species and the effect on the verge referred to); there may be some opportunities to provide enhancement as noted above (see proposed biodiversity policy within the Revised Local Plan DPD). At this stage, there is some uncertainty over the degree of impact on the historic environment (in terms of archaeology); this matter may need to be given further consideration should the site be taken forward. Based on information currently available, it is unlikely that there would be a significant effect on the historic environment. This site is also unlikely to have a significant effect on designated landscapes. This option has the potential of an adverse effect on the landscape quality and settlement character (including the setting of Andover), there may be an opportunity to reduce this effect through the design and layout of the site and the use of appropriate landscaping (see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Test Valley Borough Council

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Site: Land at Micheldever Road (SHLAA Site: 018)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<i>Groundwater</i> The site covers an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<i>Comments</i> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	?	<i>Comments</i> No site specific survey information is available for the agricultural land classification of this site.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<i>Is there a SAC/SPA/Ramsar site within 10km?</i> No	<i>Comment</i> There are no European or international nature conservation designations within 10km. Note that there is a hen harrier record nearby, this may be associated with Salisbury Plain SPA.	
5. Does the site contain any features of biodiversity value?	-	<i>SSSI</i> No	<i>SINC</i> No	<i>Comment</i> The site supports an area of lowland meadow priority BAP habitat; the rest of the site may support semi-improved or unimproved grassland of a higher ecological value. The site is also likely to support reptiles. The eastern boundary is adjacent to a Road Verge of Ecological Importance; the western boundary is adjacent to an area of lowland mixed deciduous woodland BAP habitat. There are mature trees to the south boundary, these may support bats – these should be protected and retained through a suitable buffer and should not be affected by external lighting.

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			There may be an effect on the River Test SSSI depending on the phasing of development in Andover in relation to waste water treatment capacity.
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.</p>	<p><i>Landscape character</i> 10F: Andover Chalk Downland (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> This area is quite important for the setting of Andover from within the town, in terms of views of green spaces looking out. The SHLAA notes the potential of a landscape constraint for this site. The landscape within this locality may be affected by development at Picket Twenty (permission for 1,200 dwellings – under construction). Any development at this site would need to have regard to the local settlement character.</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p>	<p><i>Archaeological Significance</i> There are no SAMs within this site. No archaeological sites are currently identified within this area; however, significant archaeological evidence has been located in the immediate vicinity and it seems likely that as yet un-located archaeological remains will exist within this area. It is likely that further consideration of archaeology within this site would be required prior to the commencement of any development.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Development in this location would have the potential to link in with the new community at Picket Twenty (site under construction) and the existing community within neighbouring parts of Andover. Given the scale of the proposal, it is unlikely that additional significant community facilities would be provided. The development may support existing community facilities.</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i></p> <p>Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i></p> <p>There are employment sites within the vicinity of this site, including Walworth Business Park. There would be reasonable access to employment opportunities in the town centre and on the western side of Andover.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i></p> <p>Should the site be developed, it would be anticipated that there would need to be provision for public open space through a combination of on site and off site facilities. The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site is adjacent to existing residential development south of London Road. Based on the Accession software, the site can access 5 key destinations within 20 minutes. There is no access to a hospital with A&amp;E facilities.</p>
13. Are there any issues related to deliverability of this site?	+/-	<p><i>Comment</i></p> <p>The SHLAA (2013) sets out that the site has been promoted for residential development by the landowner and is therefore considered to be available. The site is promoted on the basis of residential development (covering about 2.4 ha) to bring forward aspirations for public open space on the site. The SHLAA sets out that there could be completions potentially within 2 years of consent. It is noted that there are overhead power cables crossing the site that would need to be considered. There would be difficulties accessing this site if it is brought forward in isolation.</p>
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. This effect is unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. This option is likely to have a permanent adverse effect on biodiversity, with the potential loss of a priority BAP habitat and other grassland habitats. There may be some opportunities to lessen this effect (see proposed biodiversity policy within the Revised Local Plan DPD). At this stage, there is some uncertainty over the degree of impact on the historic environment (in terms of archaeology); this matter may need to be given further consideration should the site be taken forward. This site is unlikely to have a significant effect on designated landscapes. This option is likely to have a permanent adverse effect on the landscape and settlement character, with it being noted that this site has an important role in terms of the setting of Andover. There may be some scope to lessen this effect through the design and layout of the site and the use of appropriate landscaping (see proposed policies within the Revised Local Plan DPD on landscape and high quality development). It is noted that the site promoter is not proposing development on all of the site.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land at Bere Hill Farm, Andover (SHLAA Site: 198)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site covers an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<b>Comments</b> The majority of the site is greenfield; however, there are small areas of previously developed land and agricultural buildings.		
3. How would development of the site impact on soil and geological resources?	-	<b>Comments</b> A site assessment of agricultural land classification by MAFF (based on a map last revised in 1997) identifies the majority of the site to be a combination of grade 3a and 3b agricultural land, within information not available for the golf course to the west of the site or land to the north east of the site. Of the proportion of the site for which survey information is available, the majority is classified as grade 3a.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> No	<b>Comment</b> There are no European or international nature conservation designations within 10km. Note that there is a hen harrier record nearby, this may be associated with Salisbury Plain SPA.	
5. Does the site contain any features of biodiversity value?	+/-	<b>SSSI</b> No	<b>SINC</b> Yes	<b>Comment</b> Most of the northern and central areas of the site appear to be arable, with limited ecological value. The central area appears to be permanent grassland, which may have a slightly higher value depending on its composition. The golf course area would have limited intrinsic value. Parts of the area near the northern boundary, comprise of a network of various BAP habitats and is of higher value.

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			<p>Survey work has identified that some of the arable field margins appear to have been positively managed for wildlife and seem to support a higher diversity of plants. Road verges may be affected; these tend to be rather diverse in this area.</p> <p>Protected species may be present in general levels around the site (e.g. nesting birds, reptiles) and are likely to be prevalent in areas of higher value and possibly in areas of the golf course.</p> <p>There may be an effect on the River Test SSSI depending on the phasing of development in Andover in relation to waste water treatment capacity.</p>
<p>6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?</p>	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.</p>	<p><i>Landscape character</i> 10F: Andover Chalk Downland (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> Parts of this site are relatively high up, particularly towards the central areas of the site and along the ridgeline. There are views of this area from the south, including at Cowdown, with views also available from the east. Land to the north of Ladies Walk (towards the east of the site) is important to setting of Andover town (from within the town). The SHLAA identifies a potential landscape constraint for this site. The Inspectors' Report for the Borough Local Plan 2006 identified that the south slopes of Bere Hill ridge are of value to the countryside setting of Andover. It is noted that the landscape within the locality of the eastern part of this site may be affected by development at Picket Twenty (permission for 1,200 dwellings – under construction). Any development would need to have regard to the local settlement character.</p> <p>Whilst not a landscape / settlement character designation, it is noted that there are a number of TPOs within this site.</p>
<p>7. What is the likely impact of development of this site on the historic</p>	-	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.



Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
environment?		<p><i>Archaeological Significance</i>            There are no SAMs within this site. This area contains a significant archaeological site (prehistoric settlement site), which will present significant archaeological issues. This site will need to be more fully understood before any final decision, and might be a green infrastructure opportunity, might be capable of being incorporated into master layouts, or will need archaeological excavation which will provide information to the local community about the heritage of their site. Archaeological monitoring of the A303 confirmed the areas archaeological potential. Given the high archaeological potential of the area and the scale of the allocation it is highly likely that as yet unrecorded archaeological sites will exist within this area and will be encountered by development. Some preliminary archaeological survey will be needed at some stage to inform mitigation. However the heritage revealed may enhance the developments identity or sense of history/community. This is a landscape known to contain archaeological sites, and in view of the size of the area and the archaeological potential described by archaeological evidence found in the immediate vicinity it seems likely that as yet un-located archaeological sites will exist within this area.</p> <p><i>Other Comments</i>            No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i>            Given the scale of the proposed development of this site, it would be anticipated that a range of community facilities would be provided. Any residents towards the eastern part of the site may also link in with the new community at Picket Twenty (site being constructed) as well as existing communities within neighbouring parts of Andover.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i>            Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i>            There are employment sites within the vicinity of this site, including in Walworth Business Park. There may be scope to provide additional employment opportunities within the site. There would be reasonable access to employment opportunities in the town centre and on the western side of Andover.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
11. Would development of the site support or improve leisure and cultural facilities?	+/-	<p><i>Comment</i></p> <p>Should the site be developed, it would be anticipated that there would need to be provision for public open space primarily through on site facilities. The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities. It is noted that part of the site is currently used as a golf course, there would need to be consideration of the potential loss of this facility.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site is located on the edge of the existing town and adjoins the existing settlement. Based on the Accession software, all of the site can access 5 key destinations within 30 minutes. None of the site can access a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) notes that the site is promoted for residential and mixed use development by a landowner and is considered to be available. The site is also considered to be achievable. It is noted that there are overhead power cables crossing the site that would need to be considered. There may need to be further consideration of the access to the highway network for this site.</p>
<p>Summary:</p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of the majority of this site is unlikely to have a significant adverse effect on biodiversity; however there are some areas of potentially greater value (including central and northern areas) where there is the risk of a permanent adverse effect. Subject to how any development comes forward, there is the potential of a significant adverse effect on the historic environment as a result of the presence of a site of known archaeological significance. There may be opportunities to mitigate for this effect, for example through the design and layout of the site. This matter is likely to need further consideration should the option be taken forward. This site is unlikely to have a significant effect on designated landscapes. This option is likely to result in a permanent adverse effect on the landscape quality and settlement character (in terms of the setting of Andover). There may be some scope to lessen this effect through the design and layout of the site and the use of appropriate landscaping (see proposed policies within the Revised Local Plan DPD on</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Site: Picket Twenty Extension, Andover (SHLAA Site: 131)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site covers an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.  A flood and drainage statement has been provided by the promoter (PFA, 2012), this sets out that there are no issues in relation to flooding and drainage for this site, with options available to manage surface water.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<b>Comments</b> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	-	<b>Comments</b> A site assessment of agricultural land classification by MAFF (1996) identified it to be a combination of grade 3a and 3b land. It appears that the majority of the site is classified as grade 3a land.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> No	<b>Comment</b> There are no European or international nature conservation designations within 10km.	
5. Does the site contain any features of biodiversity value?	+/-	<b>SSSI</b> No	<b>SINC</b> No	<b>Comment</b> This site is mainly arable land of limited ecological importance. The east and south areas appear to be permanent grassland, possibly semi-improved and of higher ecological interest.  It is close to Harewood Forest SINC, there are unlikely to be construction impacts but possible additional recreational impacts depending on the scale of development.

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			<p>There is a strong belt of lowland mixed deciduous woodland priority BAP habitat across the centre of the site between the grassland and arable land. The BAP habitat and grassland may support protected species. The grassland is in a Biodiversity Opportunity Area (for Harewood Forest) – there are good opportunities for enhancement in this area.</p> <p>There may be an effect on the River Test SSSI depending on the phasing of development in Andover in relation to waste water treatment capacity.</p> <p>Submissions by the promoter for this site suggest that buffers between Harewood Forest and proposed development would be provided, along with ecological enhancements within the site.</p>
<p>6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?</p>	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.</p>	<p><i>Landscape character</i> 10F: Andover Chalk Downland (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> The SHLAA notes the potential of a landscape constraint for this site. Development to the south west of this site for 1,200 dwellings and associated facilities (under construction) will alter the landscape; however it is noted that the majority of the built development lies within a localised bowl in the topography. It is also noted that residential development has been permitted to the north west of the site at Harewood Farm.</p> <p>This site is on higher ground, with the land within this site rises to the east, which may result in development in this location being more prominent. The design and layout of development in this location would need to have regard to the proposals as part of development at Picket Twenty and the nearby development at Andover Down. The trees and hedgerows on this site would also be important to take into consideration.</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>The promoters of this site have undertaken a landscape and visual appraisal which has considered the merits of the sites and possible mitigation measures.</p> <p>Whilst not a landscape / settlement character designation, it is noted that there is a group TPO within this site.</p>
7. What is the likely impact of development of this site on the historic environment?	-	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There is a small area within this site identified to be archaeologically significant (archaeology – orange zone). There are no SAMs within the immediate vicinity of this site. A significant archaeological site is identified within this area. Includes a Bronze Age barrow cemetery that has been ploughed down which will present significant archaeological issues. This site will need to be more fully understood before any final decision, and might be a green infrastructure opportunity, might be capable of being incorporated into master layouts, or will need archaeological excavation which will provide information to the local community about the heritage of their site. Some preliminary archaeological survey will be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> This site has the potential to link into the New Neighbourhood at Picket Twenty. At present the masterplan identifies a structured landscape belt on the boundary between the two sites, which could act as a barrier to the establishment of an integrated community, however links between the sites are proposed. The degree of integration would depend on the implementation of the scheme. Given the scale of the proposal on its own, it would be unlikely that significant new community facilities would be provided if this site was looked at in isolation.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i></p> <p>There are employment sites within the vicinity of this site, including in Walworth Business Park. There may be additional employment opportunities within the Picket Twenty New Neighbourhood. There would be reasonable access to employment opportunities in the town centre and on the western side of Andover.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+/-	<p><i>Comment</i></p> <p>Development within Picket Twenty will be making provision for public open space (including the urban park), it is noted that the site under consideration is marked as open space as part of the outline permission (see development framework plan – TVN.09275). It would be necessary to ensure that any additional requirements for open space are provided for, ideally on site. The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site is to the south of London Road (B3400) and adjoins the development under construction at Picket Twenty. Based on the Accession software, all of the site can reach 5 key destinations within 30 minutes. The site cannot access a hospital with A&amp;E facilities within 30 minutes. A local centre is proposed as part of the development at Picket Twenty, in addition improvements to public transport are proposed. The promoter has submitted a transport and accessibility study in relation to this site.</p> <p>It is noted that the promoter has submitted a Transport and Accessibility Statement (PFA, 2012) covering the highways and accessibility enhancements being provided by the existing site that could support an extension to Picket Twenty.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) notes the site is promoted for residential development by the landowner and a developer and is therefore considered to be available. The SHLAA also considers the development to be achievable. It is noted that the site forms part of the extent of the site that has planning permission for residential development at Picket Twenty (TVN.09275), with this area noted to be open space. The promoter has set out that the main utilities are available for the site based on existing provisions for Picket Twenty. In terms of the highways network, vehicular access should be provided</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		through the existing development at Picket Twenty rather than a new access onto the B3400.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. There is some uncertainty over the degree of impact on biodiversity as a result of this option; there is the potential for an adverse effect in relation to grassland habitats to the south and east, priority BAP habitat (lowland mixed deciduous woodland) and indirect effects on Harewood Forest. There are likely to be opportunities to mitigate these potential effects, including through the use of appropriate buffers, and there may also be opportunities for enhancement of biodiversity (see proposed biodiversity policy within the Revised Local Plan DPD). Subject to how any development comes forward, there is the potential of a significant adverse effect on the historic environment as a result of the presence of a site of known archaeological significance. There may be opportunities to mitigate for this effect, for example through the design and layout of the site. This matter is likely to need further consideration should the option be taken forward. This site is unlikely to have a significant effect on designated landscapes. This option has the potential of an adverse effect on the landscape (this may also have an impact at night through any additional lighting), with this location being more prominent than the area currently under construction at Picket Twenty. There may be scope to lessen these effects through the design and layout of development and the use of appropriate landscaping measures (see proposed policies within the Revised Local Plan DPD on landscape and high quality development). It would also be important to ensure that this site is planned in such a way to related well to the new neighbourhood at Picket Twenty, to which this option would be an extension.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Test Valley Borough Council

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Site: Land to rear of Down House, London Road, Andover Down (SHLAA Site: 184)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site covers an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<b>Comments</b> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	?	<b>Comments</b> No site specific survey information is available for the agricultural land classification of this site. Land immediately to the south of the site has been classified as a combination of grade 3a and 3b agricultural land.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> No	<b>Comment</b> There are no European or international nature conservation designations within 10km.	
5. Does the site contain any features of biodiversity value?	+	<b>SSSI</b> No	<b>SINC</b> No	<b>Comment</b> Comprises garden / lawn or grassland / scattered scrub mosaic. The site has possible good ecological value at a site level through the diversity of structure and composition. It may support low levels of reptiles and possibly bats if the trees have suitable roosting features. There are no apparent ecological linkages to the surrounding area, although it is close to Harewood Forest SINC / ancient woodland – this area is unlikely to be directly affected by construction.  There may be an effect on the River Test SSSI depending on the

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			phasing of development in Andover in relation to waste water treatment capacity.
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.</p>	<p><i>Landscape character</i> 10F: Andover Chalk Downland (Test Valley Community Landscape Project, 2004).</p>
		<p><i>Comment</i> The site is quite high up (with levels rising to the north and east), making it more prominent. The SHLAA notes the potential of a character constraint for this site. Development to the south west of this site for 1,200 dwellings and associated facilities (under construction) will alter the landscape.</p>	
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the immediate vicinity of this site. No archaeological sites have currently been identified within this area, however this does not rule out the potential of archaeological finds. It may be necessary to further consider the potential archaeology on the site prior to any development.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>	
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> This site is in relatively close proximity to the New Neighbourhood at Picket Twenty. The degree of integration with the New Neighbourhood community would depend on the implementation of the scheme in conjunction with the availability of links between the sites. Given the scale of the proposed development, it is unlikely that significant new community facilities would be provided if considered in isolation.</p>	
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>	
10. Would development of this site support the local economy? Is the site	+	<p><i>Comment</i> There are employment sites within the vicinity of this site, including in Walworth</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
close to a range of employment opportunities?		Business Park and within Andover Down. There would be reasonable access to employment opportunities in the town centre and on the western side of Andover.
11. Would development of the site support or improve leisure and cultural facilities?	+	<i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that most of the provision would be met offsite. The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<i>Comment</i> The site is to the south of London Road (B3400). Based on the Accession software, all of the site can reach 5 key destinations within 30 minutes. The site cannot access a hospital with A&E facilities within 30 minutes.
13. Are there any issues related to deliverability of this site?	+	<i>Comment</i> The SHLAA (2013) sets out that the site is promoted for residential development by the landowner and is therefore considered available. Development is considered achievable. In terms of highways, there may be difficulties accessing this site if considered in isolation.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to the potential presence of protected species); there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). There is unlikely to be an adverse effect on the historic environment (subject to the archaeological potential of the site, which may need further consideration should this option be taken forward). This site is unlikely to have a significant effect on designated landscapes. This option has the potential of an adverse effect on the landscape (this may also have an impact at night through any additional lighting), with this location being quite prominent – there could also be a cumulative effect. There may be scope to lessen these effects through the design and layout of development and the use of appropriate landscaping measures (see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Site: Littlebridge, Andover (SHLAA Site: 004)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	+	<i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<i>Groundwater</i> The site covers an area identified as a principal aquifer. Within GWSPZs 1 & 2. (From GIS information from the Environment Agency)	<i>Comments</i> The site does not include any areas of high or moderate flood risk.  The site lies within groundwater source protection zones 1 and 2, with zone 1 covering the south east of the site and zone 2 covering the rest of the site.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<i>Comments</i> The majority of the site is greenfield; however, there are areas of previously developed land (current residential uses) and agricultural buildings.		
3. How would development of the site impact on soil and geological resources?	-	<i>Comments</i> A site assessment of agricultural land classification by MAFF (1996) identified the majority of the site to be grade 3a, with a significant proportion of grade 2 land.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes	<i>Comments</i> Sites within 10km: Porton Down SPA, Salisbury Plain SAC	
5. Does the site contain any features of biodiversity value?	+	<i>SSSI</i> No	<i>SINC</i> No	<i>Comment</i> Nearly all of this site is arable and appears of limited ecological value. There are some small patches of priority BAP habitat (lowland mixed deciduous woodland) particularly to the west. Includes internal and boundary hedges, some may be species rich; possibly supporting dormice which are known to be present in similar hedges in the general area. There may be site value for ground nesting birds and brown hare.

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			There may be an effect on the River Test SSSI depending on the phasing of development in Andover in relation to waste water treatment capacity.
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.</p>	<p><i>Landscape character</i> 10C: Thruxton and Danebury Chalk Downland (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> This site falls within an area of open downland character. The eastern end of this site is fairly prominent from the south and there would be a need to take account of the topography across the site. Development of this site may diminish the distinction between the edge of Andover and the village of Abbots Ann. Development in this location would need to take account of local settlement character, with the differences between Andover to the north east and the villages of Abbots Ann and Anna Valley to the south.</p> <p>Whilst not a landscape / settlement character designation, it is noted that there are TPOs within this site.</p>
7. What is the likely impact of development of this site on the historic environment?	-	<p><i>Listed Buildings / Conservation Areas</i> Potential impact on the Monxton and Abbots Ann Conservation Areas needs to be taken into account.</p>	<p><i>Archaeological Significance</i> There are no SAMs within the immediate vicinity of the site. Some archaeological remains have been identified within the site including an Iron Age settlement which will present significant archaeological issues. This site will need to be more fully understood before any final decision, and might be a green infrastructure opportunity, might be capable of being incorporated into master layouts, or will need archaeological excavation which will provide information to the local community about the heritage of their site. It seems likely that as yet un-located archaeological sites will exist within the boundary and some preliminary archaeological survey will be needed at some stage to inform mitigation.</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Given the scale of the proposed development of this site, there would be potential to form a New Neighbourhood to the south west of Andover. The scale of development would necessitate the provision of a range of community facilities. There is some uncertainty as to the degree to which residents may feel part of the community of Andover given the barriers of the A303 and the railway line (this was raised as part of the Inspectors' Report into the Borough Local Plan 2006) – this may depend on how any development is implemented. The SHLAA submission suggests it is feasible to construct vehicular and pedestrian links across the A303. A representation on this site has also suggested it could provide for housing for Ministry of Defence employees.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality. The promoter has also proposed that the site includes MOD housing.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> There are employment sites within the vicinity of this site, including in Portway Business Park and Andover Commercial Park. Given the scale of the site, it is anticipated that additional employment opportunities may be available within the site. There would be access to employment opportunities in the town centre and on the eastern side of Andover.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Given the scale of the proposed development, it is anticipated that additional public open space would be provided on site to support new residents. The majority of cultural facilities (and Andover Leisure Centre) within Andover are concentrated in the town centre; development in this location has the potential to support town wide facilities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+/-	<p><i>Comment</i> The site lies to the south of the A303, to the east of Red Post Lane. Based on the Accession software, the entire site is able access 2 key destinations within 30 minutes, with a further 2 accessible from the majority of the site, and a further 1 accessible from part of the site. There is no access to a hospital with A&amp;E facilities within 30 minutes.</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		The Inspectors' Report for the Borough Local Plan (2006) raised concern that the A303 represents a psychological barrier which may make it more challenging to achieve a significant shift in the mode of travel away from the private car.
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) sets out that the site is being promoted by the landowner and a developer, therefore it is available. The SHLAA considers the site to be deliverable and developable. The SHLAA suggests that the site may have an impact on the highway network, this may require further consideration. It is anticipated that there may be difficulties accessing the highway network from this site (based on the boundary submitted). Details submitted by the promoter indicate that access options are being explored. The site is adjacent to a railway line and the A303, this would need to be taken into account, potentially including in terms of noise and vibration.</p>
<p>Summary:</p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems (subject to the impact on groundwater sources). It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to the potential effect on priority BAP habitats, hedges and species of interest); there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). Subject to how any development comes forward, there is the potential of a significant adverse effect on the historic environment as a result of the presence of archaeological remains of known significance. There may be opportunities to mitigate for this effect, for example through the design and layout of the site. This matter is likely to need further consideration should the option be taken forward. This site is unlikely to have a significant effect on designated landscapes. This option is likely to have an adverse effect on landscape and settlement character, with parts of the site being reasonably prominent. The site would also reduce the separation between settlements (particularly between the edges of Andover and Abbots Ann). There may be scope to lessen this effect through the design and layout of the proposal and the use of appropriate landscaping measures (see proposed policies within the Revised Local Plan DPD on landscape and high quality development). However, there is likely to be a residual effect in relation to retaining separation between settlements.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land to south of Salisbury Road, Anna Valley (SHLAA Site: 075)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	+	<p><i>Flood Risk</i> Site contains areas that are within FRZs 2 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site covers an area identified as a principal aquifer. Within GWSPZ1. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The southern part of the site is within an area of moderate flood risk. There would be scope for this area to be avoided. Should this site be taken forward, the sequential test would need to be taken into account, which may affect the site capacity / layout.  The site lies within groundwater source protection zone 1.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<p><i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.</p>		
3. How would development of the site impact on soil and geological resources?	?	<p><i>Comments</i> No site specific survey information is available for the agricultural land classification of this site. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> No</p>	<p><i>Comment</i> There are no European or international nature conservation designations within 10km.</p>	
5. Does the site contain any features of biodiversity value?	+/-	<p><i>SSSI</i> No</p>	<p><i>SINC</i> No</p>	<p><i>Comment</i> The majority of this site appears to be improved well grazed paddocks of limited ecological value. The southern section of the site close to the river appears to be of higher value in terms of habitat present on site. It is also close to other more valuable habitats (which also support legally protected species) immediately off site that could be adversely affected by development too close to the south boundary. The southern part of this site is within the</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			<p>Biodiversity Opportunity Area for the Test Valley. The east boundary appears to be tree lined, so may well support bat roosts.</p> <p>There may be an effect on the River Test SSSI depending on the phasing of development in Andover in relation to waste water treatment capacity.</p>
<p>6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?</p>	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.</p>	<p><i>Landscape character</i> 5H: Pillhill Brook Valley Floor, 10C: Thruxton and Danebury Chalk Downland (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> The site is slightly isolated, with scattered low density development within the vicinity. The SHLAA notes a potential landscape constraint, also noting that the site is a sensitive, largely undeveloped, location between settlements. The scale of development put forward within the SHLAA is likely to be out of character with the locality.</p>
<p>7. What is the likely impact of development of this site on the historic environment?</p>	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the immediate vicinity of the site and no areas identified as significant archaeological zones (from GIS mapping). It may be necessary to further consider the potential archaeology on the site prior to any development.</p>	<p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
<p>8. Does development of this site have the potential to create / sustain vibrant communities?</p>	+/-	<p><i>Comment</i> This location is slightly separated from the main facilities and services in Anna Valley / Upper Clatford, and the main facilities in Andover; however there may be access to both of these areas. Given the scale of the proposed development, it is unlikely that significant new community facilities would be provided, however the development may support existing facilities within the locality.</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> There are employment sites within the vicinity of this site. There would be reasonable access to employment opportunities in Andover town centre and on the western side of Andover.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would likely that the majority of the provision would be met offsite. The majority of cultural facilities (and Andover Leisure Centre) are concentrated in Andover town centre; development in this location has the potential to support town wide facilities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i> The site is located to the south of Salisbury Road. Based on the Accession software, the site can access 5 key destinations within 30 minutes. There is no access to a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i> The SHLAA (2013) notes that the site has been promoted for residential development by the landowner and a developer; therefore it is considered available. It is also considered to be achievable. In terms of highways, there may need to be further consideration of potential access arrangements.</p>
<p><b>Summary:</b> The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems (subject to potential effects on groundwater sources). It is recognised that this site incorporates an area of identified flood risk (towards the south), if this could not be avoided there is the potential of a localised effect on prospective residents and potentially offsite effects. Should this option be taken forward there would need to be consideration as to how the risk of an adverse effect could be avoided, including through the location of the most vulnerable uses and other mitigation (and resilience) options. There is the potential of an</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>adverse effect on biodiversity depending on how the site is brought forward (particularly in relation to the southern section of the site). There may be opportunities to mitigate for such effects (see proposed biodiversity policy within the Revised Local Plan DPD). It is unlikely that there would be a significant effect on the historic environment as a result of this option. This site is unlikely to have a significant effect on designated landscapes. This option is likely to have a permanent adverse effect on the settlement character given the scattered, low density development in the vicinity and the site falling within an area that provides separation between the edges of Andover and Anna Valley. There may be some scope to lessen this effect through the design, layout and density of development at this location and through the use of appropriate landscaping (see proposed policies within the Revised Local Plan DPD on landscape and high quality development). Although, given the level of development proposed there is likely to remain a residual effect.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. The effects on community cohesion (with the wider town) are uncertain in the long term – as noted above the site is separated from the main town by the A303(T) and the railway line but the promoter has identified that links could be provided.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land at Andover Lane, Faberstown (SHLAA Site: 112)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	+	<i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<i>Groundwater</i> The site covers an area identified as a principal aquifer. Within GWSPZ3. (From GIS information from the Environment Agency)	<i>Comments</i> The site does not include any areas of high or moderate flood risk.  The site lies within groundwater source protection zone 3.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	?	<i>Comments</i> No site specific survey information is available for the agricultural land classification of this site. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes	<i>Comment</i> Sites within 10km: Salisbury Plain SAC, Porton Down SPA.  This site is approximately 5km from the SPA, although there are no SPA bird records nearby. The site would appear to present reasonable habitat for stone curlews but is unlikely to be used by hen harrier.	
5. Does the site contain any features of biodiversity value?	++	<i>SSSI</i> No	<i>SINC</i> No	<i>Comment</i> The site appears to be arable land of limited ecological value. The north west corner by the railway bridge is possibly the most ecologically significant area – the trees / hedges may potentially be affected and may support dormice.
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of	-	<i>Within / adjoining AONB or National Park?</i> Not within the North Wessex Down AONB but near to this designation, development		<i>Landscape character</i> 10C: Thruxton and Danebury Chalk Downland (Test Valley Community Landscape Project, 2004).

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
development of this site on settlement character, including distinction between settlements?	+	at this site would need to have regard to the setting of the AONB.
		<p><i>Comment</i> The SHLAA notes the potential for a landscape constraint at this site. Whilst adjacent to existing development in Ludgershall (although the other side of the railway line), this site has a rural character and may not read as part of the main settlement, appearing slightly separated.</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p>
		<p><i>Archaeological Significance</i> There are no SAMs within the immediate vicinity of this site. It may be necessary to further consider the potential archaeology on the site prior to any development.</p>
		<p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+/-	<p><i>Comment</i> This site is slightly separated from the existing development in Ludgershall by the railway line to the north. It has been put forward as part of a larger site, including land within Wiltshire, which if considered together may make the site of such a scale to support additional community facilities (note that this site does not form part of the Wiltshire Core Strategy submission document). Based on the area within Test Valley alone, it is unlikely that significant new community facilities would be provided, however the development may support existing facilities within the locality.</p> <p>The site promoter has identified that this site (along with development in Wiltshire) could deliver a bypass for Ludgershall which may enhance the quality of life of local residents through a reduction in congestion.</p>
9. Would development of this site support the ability to meet the need for affordable housing?		+
10. Would development of this site support the local economy? Is the site	+	<p><i>Comment</i> There are employment opportunities within the vicinity of this site, in Ludgershall and</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
close to a range of employment opportunities?		Tidworth and nearby villages, also in Andover. It is noted that the majority of employment within Ludgershall and Tidworth relates to the military, with Castledown Business Park identified as providing for this area in the short and medium term (Wiltshire Pre-Submission Core Strategy Document).
11. Would development of the site support or improve leisure and cultural facilities?	+/-	<i>Comment</i> While local facilities are available in Ludgershall and Tidworth, higher order services are generally provided by Andover and Salisbury (e.g. cinema). Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that some of the provision would be met onsite, with additional provisions offsite.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+/-	<i>Comment</i> The site is located in Faberstown on the boundary with Ludgershall. The nearest bus stops run along the A342. Based on the Accession software, the site can access 4 key destinations within 30 minutes, with parts of the site able to access a further 2 key destinations within 30 minutes.
13. Are there any issues related to deliverability of this site?	+	<i>Comment</i> The SHLAA (2013) notes that the site has been promoted by the landowner and a developer therefore it is considered available. The site has been promoted for completion within 5 years and has a house builder signed up – the SHLAA submission suggests that the site would form part of a larger site (including land in Wiltshire), of which the land in Test Valley could form a later phase. The site is considered to be achievable. The site is adjacent to a railway line, this would need to be taken into account including in terms of noise and vibration. The access to the highway network may be an issue, this would require further consideration.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems (subject to effects on groundwater sources). It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to the presence of protected species); however there may need to be further consideration of the potential relationship with internationally important nature conservation sites. There</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>may be some opportunities to enhance biodiversity (see proposed biodiversity policy within the Revised Local Plan DPD). It is unlikely that there would be a significant effect on the historic environment. This site has the potential of an adverse effect on landscape quality and settlement character, with the site having a relatively rural character at present and being slightly separated from the main settlement. There may be scope to lessen the effects through the design and layout of the proposal and through the use of appropriate landscaping measures (see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development (of existing residents within the vicinity) and in relation to the proximity of the railway line.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land adjacent to Test Valley School (SHLAA Site: 039)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site covers an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<b>Comments</b> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	?	<b>Comments</b> No site specific survey information is available for the agricultural land classification of this site.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> Yes	<b>Comment</b> Sites within 10km: Mottisfont Bats SAC, Salisbury Plain SAC, Porton Down SPA. The site is within 7.5km of Mottisfont Bats SAC but aerial photos and mapping suggest that the site is more improved grassland / horse paddock rather than a more suitable unimproved wet grassland. Site is also on the western extent of the associated broad area of search and further away from the River Test, so less likely to be as well linked via bat flyways to the SAC than other parts of Stockbridge.	
5. Does the site contain any features of biodiversity value?	+	<b>SSSI</b> No	<b>SINC</b> No	<b>Comment</b> Site appears to be improved grassland / horse pasture. Possibly some intrinsic botanical interest and site boundaries may support low numbers of reptiles. Although it could be argued that the site may possibly have a slightly higher possibility of supporting ground

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			nesting birds due to proximity of River Test, this is probably unlikely as there are plenty of better nesting opportunities for such species nearer the river.
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the North Wessex Downs AONB.</p>	<p><i>Landscape character</i> 10C: Thruxton and Danebury Chalk Downland (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> The SHLAA notes the potential for a landscape constraint at this site. The site is quite high up and prominent within the landscape and may have an impact on the settling of the town. The character of development within the immediate vicinity of the site varies from that within the High Street of Stockbridge, partially reflecting the age and mix of buildings.</p>
7. What is the likely impact of development of this site on the historic environment?	+/-	<p><i>Listed Buildings / Conservation Areas</i> The site is outside Stockbridge Conservation Area but there is potential to have an impact on the setting of this designation. There are no listed buildings within the immediate vicinity of the site.</p>	<p><i>Archaeological Significance</i> There are no archaeological remains currently recorded at this location, but the site does have some archaeological potential. Prehistoric field systems have been noted immediately to the south and it is implied they will stretch into this site. In addition the site is on the flank of the Test, overlooking a principle historic crossing place and the general position suggests the potential for some form of occupation.</p> <p><i>Other Comments</i> This site has the potential to affect the setting of this town (including the Conservation Area as referred to above).</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Any residents of this would be able to link in with the community of Stockbridge. Given the scale of this site, it is unlikely that additional significant community facilities would be provided on site. The development may support existing community facilities.</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality (this could include the needs of nearby settlements).</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> There are some employment opportunities within the vicinity of this site. There would also be access to employment opportunities in the surrounding area, along with nearby towns and cities.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+/-	<p><i>Comment</i> While local facilities are available in Stockbridge, higher order services are generally provided by the surrounding towns and cities. Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that some of the provision would be met onsite, with additional provisions offsite.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+/-	<p><i>Comment</i> The site is located to the west of Stockbridge, south of the A30. Based on the Accession software, the site can access 3 key destinations within 20 minutes, with none of the site recorded as being able to access the remaining 3 key destinations within 30 minutes (including a hospital with A&amp;E facilities). Some facilities and services are available locally on a smaller scale than the thresholds used for the modelling, for example, there is a convenience store on Stockbridge High Street.</p> <p>The promoters note that improvements to bus and car parking / access to Test Valley School could be provided in conjunction with the scheme.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i> The SHLAA (2013) notes that the site has been promoted by the landowner and a developer, therefore it is considered available. The site is considered to be achievable. The SHLAA suggests that the site may have an impact on the highway network, which may require further consideration.</p>
<p>Summary: The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity; there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). The site is likely to have an adverse effect on the setting of Stockbridge in terms of its historic environment (including the Conservation Area), settlement character and the landscape quality. There may need to be further consideration of the archaeological potential of this site. This site has the potential of an adverse effect on landscape quality and settlement character, with the site being relatively prominent. There may be scope to lessen the effects through the design and layout of the proposal and through the use of appropriate landscaping measures (see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). It is noted that the promoter has proposed changes to seek to relieve congestion in the locality including associated with school traffic. As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term – the residual effect is uncertain. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement – the scope to promote more sustainable travel patterns may be less than for other options that have been considered.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need in the locality; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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## Summary of Performance of Northern Test Valley Strategic Site Options

Note: This is only intended to summarise the performance of the strategic sites relative to the sustainability criteria (without mitigation) and should not be taken as a definitive explanation of the relative sustainability of the sites – commentary on the performance needs to be taken into account.

SHLAA Site Reference	Site Description	Criteria												
		1. Flooding & groundwater	2. PDL	3. Soil and geology	4. International biodiversity	5. Biodiversity	6. Character	7. Heritage	8. Communities	9. Housing need	10. Economy	11. Leisure & culture	12. Accessibility	13. Deliverability
<b>Andover (and Charlton)</b>														
019	Land at Goch Way	++	-	?	+	++	+/-	+	+	+	+	+	+	+
041	Land to rear of Hatherden Road	-	-	-	+	++	+/-	+/-	+	+	+	+	+	+/-
130	Land at Enham Lane	+/-	-	-	+	++	+/-	+	+	+	+	+	+	+/-
152	George Yard / Black Swan Yard	++	++	++	+	++	+	-	+	+	+	+	+	?
<b>North of Andover</b>														
051	Land to north of Saxon Way	+	-	-	+	+	+/-	+	+	+	+	+	+	+
<b>North East of Andover</b>														
052	Land to east of A343	+	-	-	+	++	-	+	+	+	+	+	+	+
144	Land East of East Anton	+	-	+/-	+	-	+/-	-	+	+	+	+	+/-	+
158	Picket Piece	+/-	-	?	+	+/-	+	+	+	+	+/-	+	+/-	+/-
161	Land at Landfall, Picket Piece	++	-	?	+	+	+/-	+	+	+	+	+	+/-	+
211	Land north of Ox Drove Rise, Picket Piece	++	-	?	+	+/-	+/-	+	+	+	+	+	+/-	+

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

212	Land east of 10 Walworth Road, Picket Piece	++	-	?	+	+	+/-	+	+	+	+	+	+/-	+
<b>North West of Andover</b>														
029 (a/b)	Land at Homestead Farm	+	-	-	+	++	+/-	+/-	+/-	+	+	+	+	+
042	Land to east of Foxcotte Lane	++	--	-	+	++	+/-	+/-	+	+	+	+	+	+/-
149	Land to west of Foxcotte Lane	++	--	-	+	+	-	-	+	+	+	+	+/-	+/-
155	Land at Foxcotte Manor Farm	+/-	--	-	+	++	-	+/-	+	+	+	+	+/-	+/-
169	Land at Foxcotte Lane	++	++	++	+	++	-	+/-	+	+	+/-	+	+	+
<b>South of Andover</b>														
008	Land at Bere Hill and The Grange	++	-	-	+	+	+/-	+	+	+	+	+	+	+
018	Land at Micheldever Road	++	--	?	+	-	-	+	+	+	+	+	+	+/-
198	Land at Bere Hill Farm, Andover	++	-	-	+	+/-	-	-	+	+	+	+/-	+	+
<b>South East of Andover</b>														
131	Picket Twenty Extension, Andover	++	--	-	+	+/-	+/-	-	+	+	+	+/-	+	+
184	Land to rear of Down House, London Road, Andover Down	++	--	?	+	+	+/-	+	+	+	+	+	+	+
<b>South West of Andover</b>														
004	Littlebridge, Andover	+	-	-	+	+	-	-	+	+	+	+	+/-	+
075	Land to south of Salisbury Road, Anna Valley	+	--	?	+	+/-	-	+	+/-	+	+	+	+	+
<b>Ludgershall</b>														
112	Land at Andover Lane, Faberstown	+	--	?	+/-	++	-	+	+/-	+	+	+/-	+/-	+
<b>Stockbridge</b>														
039	Land adjacent to Test Valley School	++	--	?	+/-	+	-	+/-	+	+	+	+/-	+/-	+

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.



## Outline of Council's Reasoning for Rejecting Options / Identifying Preferred Options

Please note that this is not intended to give a full explanation for the Council's preferred strategy but seeks to provide an outline of some of the key reasons for rejecting or preferring a specific option. This table does not expand on combinations of options.

### Northern Test Valley (The Council's preferred options are shown in bold)

SHLAA Site Reference	Site Description	Outline of Reasons Rejected / Preferred
019	Land at Goch Way	<ul style="list-style-type: none"> <li>Site is in a sensitive location between the edges of Andover and Charlton, with a potential adverse effect on the setting of these settlements</li> </ul>
041	Land to rear of Hatherden Road	<ul style="list-style-type: none"> <li>A significant proportion of the site is at risk of flooding</li> <li>The site would have an adverse effect on the setting of Charlton</li> <li>There are concerns regarding the adequacy of the local highway network capacity</li> </ul>
130	Land at Enham Lane	<ul style="list-style-type: none"> <li>A significant proportion of the site is at risk of flooding</li> <li>The site would have an adverse effect on the setting of Charlton</li> <li>There are concerns regarding the adequacy of the local highway network capacity</li> </ul>
152	George Yard / Black Swan Yard	<ul style="list-style-type: none"> <li><b>This forms a previously developed site which is anticipated to have relatively few constraints subject to being planned sensitively in terms of the historic environment</b></li> <li><b>Forms part of a wider mixed use scheme which may facilitate the delivery of a scheme to enhance the retail offer of Andover town centre</b></li> <li><b>This site provides a greater opportunity to promote more sustainable patterns of travel</b></li> </ul>
051	Land to north of Saxon Way	<ul style="list-style-type: none"> <li>The site has the potential to adversely affect the landscape quality</li> </ul>
052	Land to east of A343	<ul style="list-style-type: none"> <li>This site has the potential to adversely affect landscape quality and it may start to diminish the distinction between the edges of Andover and Enham Alamein</li> </ul>
144	Land East of East Anton	<ul style="list-style-type: none"> <li>This site has the potential for an adverse effect on the landscape quality and character in relation to the northern part of the site</li> <li>The site contains a significant and extensive archaeological site</li> </ul>
<b>158</b>	<b>Picket Piece</b>	<ul style="list-style-type: none"> <li><b>Opportunity to form a new neighbourhood in conjunction with</b></li> </ul>

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		<p><b>residential with outline permission within the extent of this site to provide a comprehensive approach to the master-planning of the area</b></p> <ul style="list-style-type: none"> <li>• <b>The site is relatively free from constraints or appropriate mitigation measures could be delivered</b></li> </ul>
161	<b>Land at Landfall, Picket Piece</b>	<ul style="list-style-type: none"> <li>• <b>Opportunity to consider this site as part of a wider new neighbourhood at Picket Piece, taking account of residential permission for adjacent land</b></li> <li>• <b>The site is relatively free of constraints and could be brought forward subject to being sensitive to the implications on the landscape and settlement character</b></li> </ul>
211	Land north of Ox Drove Rise, Picket Piece	<ul style="list-style-type: none"> <li>• The site has the potential for an adverse effect on the landscape quality and character given its prominence</li> </ul>
212	<b>Land east of 10 Walworth Road, Picket Piece</b>	<ul style="list-style-type: none"> <li>• <b>Opportunity to consider this site as part of a wider new neighbourhood</b></li> <li>• <b>The site is relatively free of constraints and could be brought forward subject to being sensitive to the implications on the landscape and settlement character</b></li> </ul>
029 (a/b)	Land at Homestead Farm	<ul style="list-style-type: none"> <li>• This site has the potential to adversely affect the landscape and settlement character (including the separation between settlements)</li> </ul>
042	Land to east of Foxcotte Lane	<ul style="list-style-type: none"> <li>• This site has the potential to adversely affect the landscape and settlement character</li> <li>• There is the potential of an adverse effect on the setting of listed buildings</li> <li>• There are some concerns regarding the adequacy of the local highway network</li> </ul>
149	Land to west of Foxcotte Lane	<ul style="list-style-type: none"> <li>• This site is less accessible than a number of the options, which may affect the scope to promote the uptake of more sustainable travel patterns, there are also concerns regarding the adequacy of the local highway network capacity</li> <li>• There is the potential of an adverse effect on the setting of listed buildings</li> <li>• This site has the potential of resulting in an adverse effect on the landscape and settlement character</li> </ul>
155	Land at Foxcotte Manor Farm	<ul style="list-style-type: none"> <li>• This site is less accessible than a number of the options, which may affect the scope to promote the uptake of more sustainable travel patterns, there is also concern regarding the adequacy of the local highway network capacity</li> <li>• This site has the potential for an adverse</li> </ul>

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		effect on landscape quality and settlement character
169	Land at Foxcotte Lane	<ul style="list-style-type: none"> <li>This site is considered to be too small when considered on its own to form a strategic allocation</li> <li>Adjacent sites that have been appraised do not form preferred options of the Council therefore this site would not be preferred</li> </ul>
008	Land at Bere Hill and The Grange	<ul style="list-style-type: none"> <li>This site has the potential of an adverse effect on landscape quality and the setting of Andover</li> </ul>
018	Land at Micheldever Road	<ul style="list-style-type: none"> <li>This site has the potential of an adverse effect on landscape quality and the setting of Andover</li> <li>This site has the potential of an adverse effect on biodiversity as a result of a loss of habitats of higher ecological value</li> </ul>
198	Land at Bere Hill Farm, Andover	<ul style="list-style-type: none"> <li>This site has the potential of an adverse effect on landscape quality and the setting of Andover</li> <li>This site has the potential of an adverse effect on biodiversity as a result of a loss of habitats of higher ecological value (particularly northern and potentially central areas)</li> <li>The site contains a significant archaeological site</li> </ul>
131	<b>Picket Twenty Extension, Andover</b>	<ul style="list-style-type: none"> <li><b>Opportunity extend the new neighbourhood at Picket Twenty where facilities and services can be provided to serve the whole population of this area</b></li> <li><b>The site is relatively free from constraints or appropriate mitigation measures could be delivered (including in relation to landscape effects, archaeology and biodiversity)</b></li> </ul>
184	Land to rear of Down House, London Road, Andover Down	<ul style="list-style-type: none"> <li>This site has the potential of an adverse impact on landscape character</li> </ul>
004	Littlebridge, Andover	<ul style="list-style-type: none"> <li>The site has the potential of an adverse impact on landscape character</li> <li>This option would reduce the separation between the Andover and Abbots Ann (important part of the local settlement character)</li> <li>The site contains archaeological remains of known significance</li> </ul>
075	Land to south of Salisbury Road, Anna Valley	<ul style="list-style-type: none"> <li>The site has the potential of an adverse effect on landscape and settlement character</li> </ul>

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112	Land at Andover Lane, Faberstown	<ul style="list-style-type: none"> <li>The site has the potential of an adverse effect on landscape and settlement character</li> </ul>
039	Land adjacent to Test Valley School	<ul style="list-style-type: none"> <li>The site has the potential of an adverse effect on landscape quality</li> <li>This option has the potential of an adverse effect on settlement character and the setting of Stockbridge, including in relation to the historic environment</li> </ul>

Test Valley Borough Council

## SOUTHERN TEST VALLEY

### Strategic Site Appraisal Contents

SHLAA Site Reference	Site Name	Capacity within SHLAA	Page Number in this Section
<b>Edge of Southampton – East (including Chilworth)</b>			
027	Park Farm, North Stoneham	75	124
141	Land at The Orchard, Chilworth	50	129
142	Land at Lord's Wood, Lord's Hill	1,000	133
162	Land between Bracken Place and Bracken Hall, Chilworth	80	138
<b>Edge of Southampton – West (including Nursling and Rownhams)</b>			
017	Parkers Farm	550	142
136	Field's Farm, Rownhams Lane	120	147
186 a	Bargain Farm	150	152
221	Grove Farm and Grove Lodge	1,500	157
<b>North Baddesley</b>			
024	Land at Roundabout's Copse	70	162
026	Land south of Hoe Lane	55	166
127	Hoe Farm	300	170
143	Land south of Bracken Road	150	175
220	Packridge Farm	70	179
<b>Romsey</b>			
005	Land north of Highwood Lane, Halterworth	120	183
006	Land south of Highwood Lane, Halterworth	400	188
007	Land at Halterworth	1,600	193
009	Ganger Farm	800	199
058	Land at Cupernham Lane	44	205
062	Land to east of Braishfield Road	45	210
078	Land at Lodge Farm, Halterworth	440	215
084	Land at Oxlease Farm, Cupernham Lane	150	220
126	Land at Whitenap	1,300	225
145	Land at Luzborough House	55	231
183	Land at Peel Close	20	235
190	Land west of Highwood Lane, Halterworth	320	240
191	Land north of Botley Road, Halterworth	320	245
196	Pond Cottage	90	250
206	Land at corner of Highwood Lane, Halterworth	59	254
<b>Valley Park</b>			
107	Land at Great Covert	300	258
110	Land north of Flexford Road	100	263

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120	Land to north and south of Flexford Road (1)	400	268
121	Land to north and south of Flexford Road	1,300	273
122	Land to north and south of Flexford Road (2)	150	278
123	Land to north and south of Flexford Road (3)	750	283
124	Castle Lane Farm, Castle Lane	650	288
257	Land at Velmore Farm, Chandler's Ford	180 - 220	292

Test Valley Borough Council

Site: Park Farm, North Stoneham (SHLAA Site: 027)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	+/-	<b>Comments</b> The site is largely greenfield but includes a number of buildings, including dwellings and a commercial site towards the east.		
3. How would development of the site impact on soil and geological resources?	?	<b>Comments</b> No site specific survey information is available for the agricultural land classification of this site – the site is not used for agricultural purposes. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> Yes	<b>Comment</b> Sites within 10km: Emer Bog SAC, New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.  This site is likely to be served by Chickenhall Waste Water Treatment Works. There is a limit to the capacity available at this works (based on the impact on the River Itchen SAC) to serve development within a number of local authority areas.  Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
				<p>Solent Disturbance and Mitigation Project in relation to the latter.</p> <p>This site is outside the Emer Bog area of discharge constraint. There may be some potential for increases in recreational use of this SAC; however visitor levels are unlikely to be significant.</p>
5. Does the site contain any features of biodiversity value?	-	SSSI/ No	SINC Yes	<p><i>Comment</i> Much of the site is woodland, including the north west section that is designated as a SINC. There are some areas of more open grassland / scrub, these are probably a fairly rich mosaic of habitats and associated species, likely to include a range of legally protected / notable species e.g. bats (in trees, plus foraging habitat), reptiles, nesting birds and possibly dormice in woodland / scrub.</p> <p>The area to the north east is developed. Buildings may support bats, other areas likely to be less ecologically rich formal gardens / amenity grassland fields / hardstanding etc. but still some interest in the mature trees / scrub etc. May have some interest features if grassland / boundaries have not been overly improved / managed.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i> 2B: North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).</p>
		<p><i>Comment</i> The site is not covered by a site scale assessment of landscape sensitivity however a broad assessment is provided at the landscape scale (Countryside, 2007). The site lies in an area that is relatively open from the north and has a relatively rural character. This site falls within an area that retains distinction between the edge of Eastleigh and Southampton, therefore, on its own this proposal may appear out of character. The site also forms part of a historic landscape (covered below). It is noted that Eastleigh Borough Council is proposing that the land immediately to the north of the site is</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.



Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>developed for 1,100 dwellings (through its draft Local Plan) – should this be taken forward then this would change the setting and character of the site.</p> <p>Whilst not a landscape / settlement character designation, large proportions of the site are covered by group TPOs.</p>
7. What is the likely impact of development of this site on the historic environment?	--	<p><i>Listed Buildings / Conservation Areas</i> The site contain a grade 2 listed wall (around a walled garden) and in close proximity to a grade 2* listed building. It is noted that part of this wall has collapsed; therefore there is an opportunity for the restoration of this asset. These assets and their setting would need to be taken into account should any proposals come forward, which would need to be designed sensitively. The site is not within or adjacent to a Conservation Area.</p> <p><i>Archaeological Significance</i> The site is associated with a designed landscape of some importance and the impact on this designed landscape might prove to be a significant consideration. The area is crossed by a Roman road, and although no archaeological remains are currently recorded there is the potential for archaeological remains to exist.</p> <p><i>Other Comments</i> The site forms part of the former parkland to North Stoneham House which is on the Hampshire Register of Parks and Gardens and therefore, although undesignated, is of local interest. The former stable / coach house at Park Farm (which has been converted) is of local importance as a heritage asset, therefore any development would need to be sensitively to take account of this and other assets.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+/-	<p><i>Comment</i> Based on the scale of the site, it would be anticipated that additional community facilities would not be provided. Whilst this site would be relatively isolated based on the current circumstances, it is noted that Eastleigh Borough Council are proposing a substantial allocation for residential development immediately to the north of this site.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+/-	<p><i>Comment</i></p> <p>This site has access to a number of employment sites within the vicinity and the wider area, including other areas within Eastleigh, Chandler's Ford, Southampton and Southern Test Valley. It is noted that part of this site is currently used for employment purposes, the potential loss of this would need to be taken into account.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i></p> <p>Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that at least some of the provision would be met onsite. The site currently has leisure and cultural facilities in Eastleigh and the facilities in nearby villages, towns and cities. It is noted that a number of the nearby public recreation facilities fall within the area proposed for residential development to the south of Chestnut Avenue (by Eastleigh Borough Council).</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site is to the west of Stoneham Lane, there are bus stops along this route. Based on the Accession software, the site can access 5 key destinations within 30 minutes. There is no access to a hospital with A&amp;E facilities within 30 minutes from this site. It is noted that Eastleigh Borough Council is proposing an allocation for 1,100 dwellings and supporting facilities and services to the north of this site, which may influence its accessibility.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) sets out that the site has been promoted on behalf of the landowner, therefore it is considered to be available. The site is also considered to be achievable. The SHLAA identifies that there may need to be consideration of suitable vehicular access, this may need further consideration. It is anticipated that increased usage of the current access point is unlikely to be acceptable.</p>
<p>Summary:</p> <p>The use of this site which is predominantly greenfield would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing (may be less adverse than an entirely greenfield site). These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems (which would need to be designed to be sensitive to nature conservation assets). It is noted that the site is not within an existing area of flood risk.</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>This option has the potential of an adverse effect on biodiversity when accounting for the mosaic of habitats on site and the potential presence of protected species. It is anticipated that there may be scope to provide mitigation to lessen the effects, including through consideration of which areas of the site may be appropriate for development (also see the proposed biodiversity policy within the Revised Local Plan DPD). This option has the potential to have an adverse effect on the historic environment including in combination with proposals for development South of Chestnut Avenue within Eastleigh Borough, the significance of this effect is uncertain at this stage. The combination of these proposals is likely to result in development in the remaining open areas of a historic park and garden (of local significance), with the potential for adverse effect on listed buildings, and the setting of heritage assets depending on how the proposal is brought forward. However, there is scope to plan the site to minimise such impacts, also with some opportunities for enhancement / restoration (for example in relation to the listed wall). When considered in isolation, this option would have the potential of an adverse effect on the landscape quality and settlement character of the locality. When considered in combination with proposals by Eastleigh Borough, this option would have an impact on the local landscape but the option would be part of a larger new residential area to the south of Eastleigh. Therefore there may be opportunities associated with the wider masterplanning of the site.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond), in this case potentially including proposals within Eastleigh Borough. As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement, this may be more likely to generate a more sustainable pattern of travel if part of a larger proposal (including the land south of Chestnut Avenue within Eastleigh Borough).</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. The loss of an existing employment site is unlikely to have a significant effect when considered alone. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Site: Land at The Orchard, Chilworth (SHLAA Site: 141)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<i>Comments</i> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	?	<i>Comments</i> No site specific survey information is available for the agricultural land classification of this site. The site is not used for agricultural purposes.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes	<i>Comment</i> Sites within 10km: Emer Bog SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.  Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.  The site is outside the Emer Bog area of discharge constraint and unlikely to contribute to any significant increase in recreational use of the SAC.	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
5. Does the site contain any features of biodiversity value?	--	SSSI/ No	SINC Yes	<p><i>Comment</i></p> <p>The whole site is a SINC supporting wet woodland and lowland heathland BAP priority habitats. The site is also likely to support a range of legally protected and notable species.</p> <p>The SHLAA submission suggests that the condition of the SINC has declined; it is proposed that part of the site is developed and the remaining proportion is restored as heathland habitat to enhance the value of the SINC.</p> <p>This area falls within the Ampfield-Baddesley-Chilworth-Lordshill Biodiversity Opportunity Area.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i></p> <p>Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i></p> <p>2B: North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i></p> <p>No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i></p> <p>There are no SAMs within the vicinity of the site. No archaeological sites have currently been identified within this area, however this does not rule out the potential of archaeological finds. There may need to be further consideration of the archaeological potential of this site.</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<i>Other Comments</i> No Historic Parks and Gardens within the vicinity.
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<i>Comment</i> It would be anticipated that residents would link into the community of Chilworth. It is unlikely that any significant new community facilities would be provided. The development may support existing community facilities.
9. Would development of this site support the ability to meet the need for affordable housing?	+	<i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<i>Comment</i> This site has access to a number of employment sites within the vicinity of Chilworth and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.
11. Would development of the site support or improve leisure and cultural facilities?	+	<i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met offsite. The site has access to leisure and cultural facilities in the local area, as well as the facilities in nearby towns and cities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+/-	<i>Comment</i> This site is located to the south of Chilworth Road; there are bus stops along this road. Based on the Accession software, this site has access to 3 key destinations, with part of the site able to access a further key destination within 30 minutes. Based on the modelling, the site does not have access to a secondary school or hospital with A&E facilities within 30 minutes.
13. Are there any issues related to deliverability of this site?	+	<i>Comment</i> The SHLAA (2013) notes that the site has been promoted by the landowner, therefore is considered to be available. Development is considered to be achievable, subject to site constraints being addressed. There is an electric sub-station on the site which would need to be taken into consideration. In relation to highways considerations, the access arrangement may not be adequate if a significant level of housing is proposed to be brought forward.

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. This option is likely to have an adverse effect on biodiversity, with the loss of the wet woodland and lowland heath habitats. This option is unlikely to have an adverse effect on the historic environment (subject to the archaeological potential of the site). This option also has the potential of an adverse effect on the settlement character and local landscape (subject to consideration of the proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement, however it is considered that this option may have less scope than some of the others to deliver more sustainable travel patterns.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Site: Land at Lord's Wood, Lord's Hill (SHLAA Site: 142)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	+	<b>Flood Risk</b> Site contains areas that are within FRZs 2 and 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site includes an area of moderate and high flood risk along the western boundary. There would be scope to avoid the area of flood risk. Should this site be taken forward, the sequential test would need to be taken into account.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<b>Comments</b> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	?	<b>Comments</b> No site specific survey information is available for the agricultural land classification of this site. The site is not used for agricultural purposes. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> Yes	<b>Comment</b> Sites within 10km: Emer Bog SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.  Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.



Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
		The site is outside the Emer Bog area of discharge constraint and unlikely to contribute to any significant increase in recreational use of the SAC.		
5. Does the site contain any features of biodiversity value?	--	SSSI/ No	SINC Yes	<p><i>Comment</i> The whole site is identified as a SINC, supporting wet woodland and broadleaved woodland BAP priority habitats, much of which is designated as ancient woodland. The site also supports a range of legally protected and notable species.</p> <p>This area falls within the Ampfield-Baddesley-Chilworth-Lordshill Biodiversity Opportunity Area.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i> 2B: North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	-	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> The site includes the line of a Roman road identified to be archaeologically significant</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>(archaeology – orange zone). If the road survives as an earthwork it might prove to be an overriding issue, although the line and the survival of the road both have opportunities to influence the design of development for community benefit. Ancient Woodland such as this has the potential to contain as yet unrecorded archaeological sites of great importance (due to levels of preservation in woodland). It is already suggested that the wood contains Saxon boundaries, a drove way and a prehistoric Ringwood surviving as earthworks. Survey may yet reveal a greater complexity and range than that. In some cases these earthworks might present an overriding issue, although even protected sites have opportunities to influence the design of development for community benefit such as within the master layout. It seems likely that significant archaeological issues may emerge. There may need to be further consideration of the archaeological potential of this site and preliminary archaeological survey will be required to inform early stage development planning, particularly in the first instance a woodland survey which might identify overriding archaeological issues, and at later stages perhaps archaeological investigation.</p> <p><i>Other Comments</i> Some of the older buildings at Chilworth Heights and Ingersby House beyond the western boundary of the site may be of local interest, this should be taken into consideration. No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Given the scale of the site, it would be anticipated that the site could form a new neighbourhood and could provide additional community facilities. At this stage it is unclear how potential residents would link with the communities in the wider locality, geographically the area would relate more directly with Lord's Hill.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a number of employment sites within the vicinity and the wider area, including around Southampton, areas within Southern Test Valley, Eastleigh and Chandlers Ford. Given the scale of the site, there may be scope to provide employment</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		opportunities on site.
11. Would development of the site support or improve leisure and cultural facilities?	+/-	<p><i>Comment</i></p> <p>Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in the locality, as well as the facilities in nearby towns and cities. Through work with PUSH there are aspirations for this area to be available as a forest park (including recreational use) as part of a green infrastructure network, should this site be developed this would not be available or would be reduced.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+/-	<p><i>Comment</i></p> <p>The site is located between Chilworth and Lord's Hill. Based on the Accession software, the entire site has access to 1 key destination, with parts of the site having access to the remaining 5 key destinations within 30 minutes. The southern most parts of the site have access to all 6 key destinations within 30 minutes, with the northern parts of the site being less accessible.</p>
13. Are there any issues related to deliverability of this site?	+/-	<p><i>Comment</i></p> <p>The SHLAA (2013) notes that the site has been promoted for residential development on behalf of the landowner, therefore it is considered to be available. The SHLAA sets out that given the site constraints, it is unlikely to be achievable in the short term (1-5 years). Access is identified as a constraint.</p>
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is recognised that the site incorporates an area of flood risk; there would be scope to avoid this area of risk (NPPF provides guidance on flood risk). This option is likely to have an adverse effect on biodiversity, in relation to the loss of the wet woodland and broadleaved woodland habitats which includes ancient woodland (site is a SINC, also contains BAP priority habitats); it is also noted that the site supports a range of legally protected and notable species that could be adversely affected by the option. This is likely to be difficult to mitigate for. There is the potential of an adverse effect on the historic environment as a result of this option, however there is uncertainty over the significance of this effect (see above comments) – if this option is taken forward this may need to be given further</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>consideration. This option is also likely to have an adverse effect on the landscape character in terms of affecting a landscape feature, which provides a form of containment to built up areas and provides separation between settlements. It is likely to be difficult to mitigate for the opening up of the woodland.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. Conversely, should this option come forward it may prejudice the PUSH proposal for a forest park recreation provision covering this area.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land between Bracken Place and Bracken Hall, Chilworth (SHLAA Site: 162)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<b>Comments</b> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	?	<b>Comments</b> No site specific survey information is available for the agricultural land classification of this site. The site is not used for agricultural purposes. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> Yes	<b>Comment</b> Sites within 10km: Emer Bog SAC, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.  Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.  This site is outside the Emer Bog area of discharge constraint and the site is unlikely to contribute to a significant increase in recreational use of the SAC.	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
5. Does the site contain any features of biodiversity value?	-	SSSI/ No	SINC No	<p><i>Comment</i> The site is nearly all woodland – it does not appear to be priority BAP habitat woodland but is likely to have a higher ecological value nonetheless. The site is extremely likely to support a range of legally protected and notable species. It is adjacent to a SINC.</p> <p>This area falls within the Ampfield-Baddesley-Chilworth-Lordshill Biodiversity Opportunity Area.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i> 2B: North Baddesley and Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within of adjacent to the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the immediate vicinity of the site. Given the potential for woodland to include as yet unrecorded but potentially well preserved earthworks It may be necessary to further consider the potential archaeology on the site prior to any development.</p> <p><i>Other Comments</i> The site forms part of the former parkland to North Stoneham House which is on the Hampshire Register of Parks and Gardens and therefore, although undesignated, is of local interest.</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
8. Does development of this site have the potential to create / sustain vibrant communities?	+/-	<p><i>Comment</i></p> <p>The site is separated from the main settlement of Chilworth by the motorway; as such it may be more challenging to integrate with the existing community. As the site is promoted for a residential / care home, the way a potential development may support the community may depend on the nature of any scheme coming forward. Given the scale of the proposed development, it is unlikely that significant new community facilities would be provided, however the development may support existing facilities within the locality.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i></p> <p>Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i></p> <p>This site has access to a range of employment sites within Chilworth, Chandler's Ford and Southampton as well as the wider area, including other areas within Southern Test Valley and Eastleigh.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i></p> <p>Depending on the nature of any proposals, public open space may need to be provided to support additional residents; should it be provided, it would be likely that the majority of the provision would be met offsite. The site has access to leisure and cultural facilities in the local area, as well as the facilities in nearby towns and cities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site is located to the east of Chilworth, also to the east of the M3. Based on the Accession software, the site has access to 5 key destinations within 30 minutes. It does not have access to a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) sets out that the site is being promoted for residential / care home development by the landowner, therefore it is considered to be available. The SHLAA notes that should development be considered acceptable, the site would be achievable. The site is in close proximity to a motorway, this may need to be taken into account. There may be highways issues in relation to the adequacies of the network on the</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		approach to this site.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. There is the potential for an adverse effect on biodiversity, while the site is not designated the woodland is anticipated to be of higher ecological value, which may be lost should this site be developed. This option is unlikely to have a significant adverse effect on the historic environment (note that this has the potential of an effect on the historic landscape). This option also has the potential of an adverse effect on the landscape character through the effect on a landscape feature (i.e. the woodland) which has a role in protecting views from the motorway (noted that this feature would not be totally lost). It would be difficult to mitigate for opening up of the woodland.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.



Site: Parkers Farm (SHLAA Site: 017)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	+	<p><i>Flood Risk</i> Site contains areas that are within FRZs 2 and 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site includes areas of moderate and high flood risk along the eastern boundary. There may be scope to avoid this area. Should this site be taken forward, the sequential test would need to be taken into account.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<p><i>Comments</i> This is a greenfield site but it also includes a farmyard and associated dwelling.</p>		
3. How would development of the site impact on soil and geological resources?	+/-	<p><i>Comments</i> A site assessment of agricultural land classification by MAFF (1997) identified the land to be a combination of grade 3a and 3b agricultural land, with a small area of grade 4 agricultural land. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Recreational disturbance issues are likely to be the key consideration at this site.</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			This site is outside the Emer Bog area of discharge constraint. The distances and intervening land uses suggest that development here would not be likely to have a significant effect on the SAC from an increase in recreational use.
5. Does the site contain any features of biodiversity value?	+/-	SSSI/ No	<p><i>SINC</i> No</p> <p><i>Comment</i> Largely grassland fields, probably improved or semi-improved of limited ecological interest. However, a network of hedges is present, which is linked to the ancient woodland SINC areas to the east of the site; so they are likely to be of higher value than site level as they are part of the wider ecological network (e.g. foraging / commuting bats and also may support more diverse botanical interest).</p> <p>The site is adjacent to an ancient woodland SINC, so development may have impacts on this feature. Tanners Brook along the eastern site boundary has been identified as having possible ecological interesting old banks. Mature trees and farm buildings may be of importance for bats; they may also support other protected species. The open fields may support ground nesting birds.</p> <p>Parts of this site are within or immediately adjacent to the Ampfield-Baddesley-Chilworth-Lordshill Biodiversity Opportunity Area.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?		<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>	<p><i>Landscape character</i> 2B: North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> This site falls within an area identified as being of medium landscape sensitivity overall (Countryside, 2007), although the site itself is considered to be of high landscape sensitivity. The woodland adjacent to this site provides a form of visual containment for Southampton and Rownhams. The SHLAA notes the potential of a landscape constraint for this site. This site is rural in nature at present, with the surrounding areas to the west</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		and south west having a more urban character. As a result of the topography, this site is visible from the motorway (M27), creating visual impact issues from the north. It also forms part of a wider countryside / rural appearance along the motorway corridor (including land to the north and south of the motorway at this point). The site is likely to associate more directly with Rownhams in terms of local character.
7. What is the likely impact of development of this site on the historic environment?	+/-	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within or adjacent to the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. The site includes the line of a Roman road identified to be archaeologically significant (archaeology – orange zone). The line of the road has an opportunity to influence the design of development for community benefit as the line of a Roman road is an historic environment icon that is easily picked up by the community. No other substantive archaeological sites are recorded. Given the size of the area there may be as yet unrecorded archaeological sites. There may need to be further consideration of the archaeological potential of this site.</p> <p><i>Other Comments</i> Parkers Farmhouse and some of the buildings on Rownhams Lane, on the western boundary of the site, may be of local interest (e.g. the church hall); this should be taken into account. No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> It is assumed that potential residents of this site may establish links with communities of Nursling and Rownhams and / or Lord's Hill. Given the scale of the proposed development, it is unlikely that significant new community facilities would be provided, however the development may support existing facilities within the locality.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a range of employment sites within the local and the wider area, including Southern Test Valley, Southampton, Eastleigh and Chandler's Ford.</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i></p> <p>Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in and around Southampton, as well as the facilities in nearby towns.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site is located to the east of Rownhams Lane, to the south of the M27. Based on the Accession software, the site can access 5 key destinations within 30 minutes, with most of the site able to access a further key destination within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) sets out that the site has been promoted for residential development by the landowner and a developer, and is therefore considered to be available. The SHLAA notes that housing may come forward within 5 years, should the site be considered acceptable. A constraint has been identified in relation to the proposed access to the site. The SHLAA submission proposes 2 accesses off Rownhams Lane. In terms of highways considerations, there may be issues in relation to providing appropriate access arrangements for the site. The site is also in close proximity to the M27 motorway, this may also require further consideration, including in relation to noise.</p>
<p>Summary:</p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is recognised that the site incorporates an area of flood risk; there would be scope to avoid this area of risk (NPPF provides guidance on flood risk). There is a degree of uncertainty over the potential impact on biodiversity and its significance – this is to some extent dependent on how the option is brought forward. The main features of value are anticipated to be the network of hedges and areas adjacent to the site (which there may be indirect effects upon). Subject to the site being planned in a sensitive manner, it is anticipated that it would be unlikely to have a significant adverse effect on biodiversity (see proposed biodiversity policy within the Revised Local Plan DPD as a mechanism to ensure this). At this stage, there is some uncertainty over the degree of impact on the historic environment (primarily in terms of archaeology and specifically the</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>Roman road); this matter may need to be given further consideration should the site be taken forward. This option is likely to have an adverse effect on the landscape quality and settlement character including in relation to views from the north and in terms of the rural character of the motorway corridor at this point, particularly when accounting for the topography (this may also have an impact at night through any additional lighting). It would be challenging to mitigate for the effect of development in this regard.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Field's Farm, Rownhams Lane (SHLAA Site: 136)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<p><i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site does not include any areas of high or moderate flood risk.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<p><i>Comments</i> This is a greenfield site but it also includes a small number of buildings including a dwelling.</p>		
3. How would development of the site impact on soil and geological resources?	+/-	<p><i>Comments</i> A site assessment of agricultural land classification by MAFF (1997) identified the northern half of the site to be predominantly grade 3b, with a smaller area of grade 3a. The same assessment identifies the south east portion of the site to be grade 5. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p> <p>This site is outside the Emer Bog area of discharge constraint and is unlikely to contribute to any significant increase in the recreational use of the SAC.</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
5. Does the site contain any features of biodiversity value?	-	SSSI/ No	SINC Yes	<p><i>Comment</i></p> <p>This is a mixed site in relation to biodiversity. The northern section appears to be grassland, probably paddocks / pasture. Not positively identified as a BAP Priority Habitat, although this should be clarified through any ecological appraisal through the application process (should this site be taken forward).</p> <p>The southern section is Rownhams Meadow SINC, which contains wet woodland, purple moor grass &amp; rush pasture, and lowland mixed deciduous woodland BAP Priority Habitats. The site is adjacent to designated Ancient Woodland (Lords Wood West SINC) so development would need to avoid impacts to this through careful layout.</p> <p>The site, particularly the southern SINC section and any linked habitat is likely to support a range of protected species – there are adder records nearby, also likely to be other reptiles, possibly nesting birds. As it is adjacent to ancient woodland, it may support dormice in areas of suitable hedge, woodland or scrub. In addition it may be of value for foraging bats.</p> <p>Details submitted by the site promoter suggest that the land designated as a SINC would not be put forward for development.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?		<p><i>Within / adjoining AONB or National Park?</i></p> <p>Not within or adjoining the New Forest National Park.</p>	<p><i>Landscape character</i></p> <p>2B: North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).</p>	<p><i>Comment</i></p> <p>The site is not covered by a site scale assessment of landscape sensitivity however a broad assessment is provided at the landscape scale (Countryside, 2007). The woodland adjacent to this site provides a form of visual containment for Southampton and Rownhams. This site is rural in nature at present, with the surrounding areas to the</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		west and south west having a more urban character. As a result of the topography, this site may be visible from the motorway (M27), creating visual impact issues from the north. There would also be views into the site from the public right of way to the south. The site is likely to associate more directly with Rownhams in terms of local character.
7. What is the likely impact of development of this site on the historic environment?	+/-	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. The site includes the line of a Roman road identified to be archaeologically significant (archaeology – orange zone). The line of the road has an opportunity to influence the design of development for community benefit as the line of a Roman road is an historic environment icon that is easily picked up by the community. No other substantive archaeological sites are recorded. Given the size of the area there may be as yet unrecorded archaeological site. There may need to be further consideration of the archaeological potential of this site.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> It is assumed that potential residents of this site may establish links with communities of Nursling and Rownhams and / or Lord's Hill. Given the scale of the proposed development, it is unlikely that significant new community facilities would be provided, however the development may support existing facilities within the locality.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a range of employment sites within the local and the wider area, including Southern Test Valley, Southampton, Eastleigh and Chandler's Ford.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		onsite. The site has access to leisure and cultural facilities in and around Southampton and Nursling and Rownhams as well as the facilities in nearby towns.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	++	<i>Comment</i> The site is located to the east of Rownhams Lane. Based on the Accession software, the site is able to access all 6 key destinations within 30 minutes.
13. Are there any issues related to deliverability of this site?	+	<i>Comment</i> The SHLAA (2013) sets out that the site has been promoted for residential development by the landowner and is therefore considered to be available. It is also considered to be achievable. There may be limited access options for this site.
<p>Summary:</p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. There is some uncertainty over the potential effect on biodiversity. If the whole site was put forward for development there is anticipated to be an adverse effect on biodiversity, particularly associated with the loss of habitats in the southern half of the site (designated as a SINC); however it is noted that this part of the site while inside the boundary, is not promoted for development. There remains the potential of an adverse effect in conjunction with the development of the northern half of the site (including through indirect effects), the requirements of the proposed biodiversity policy within the Revised Local Plan DPD would provide a mechanism to provide mitigation. At this stage, there is some uncertainty over the degree of impact on the historic environment (primarily in terms of archaeology and specifically the Roman road); this matter may need to be given further consideration should the site be taken forward. This option is likely to have an adverse effect on the landscape quality and settlement character (this may also have an impact at night through any additional lighting).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Test Valley Borough Council

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Site: Bargain Farm (SHLAA Site: 186a)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<b>Comments</b> The site is largely greenfield, it includes a number of agricultural buildings and a dwelling (one of this group of buildings is listed).		
3. How would development of the site impact on soil and geological resources?	--	<b>Comments</b> An assessment of agricultural land classification by MAFF (based on a map last revised in 1997) identifies the site to be predominantly grade 1 land, with a small portion of the site classed as grade 3a and 3b (this includes land within Southampton City). The site promoters have set out that the isolation of the site from the wider countryside has an impact on its long term value for agricultural use. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> Yes	<b>Comment</b> Sites within 10km: Emer Bog SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.	Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter. This site has a higher potential for development to contribute to recreational disturbance

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
		<p>effects of Solent sites than most other SHLAA sites.</p> <p>The site is beyond the Emer Bog area of discharge constraint and is unlikely to contribute to any significant increase in recreational use of this SAC.</p>		
5. Does the site contain any features of biodiversity value?	+	SSSI/ No	SINC No	<p><i>Comment</i></p> <p>The site appears to be largely intensive arable land, with some small area of grassland (possibly also improved). It is likely to be of limited ecological interest. The agricultural buildings may have some potential to support nesting birds and bats, although they appear to be fairly sub-optimal.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	+/-	<p><i>Within / adjoining AONB or National Park?</i></p> <p>Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i></p> <p>2B: North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i></p> <p>The majority of the site falls within an area identified as being of medium landscape sensitivity overall (Countryside, 2007). This site is quite prominent from the road. The character of this area is likely to change as Adanac Park continues to come forward, along with the commencement of residential development at Redbridge Lane, and the potential development of a distribution warehouse to the south of Brownhill Way. The site is adjacent to existing residential development at Hillyfields. The SHLAA notes that the site is in a sensitive location between settlement boundaries.</p> <p>Whilst not a landscape / settlement character designation, it is noted that there are TPOs on the edge of this site.</p>
7. What is the likely impact of development of this site on the historic environment?	-	<p><i>Listed Buildings / Conservation Areas</i></p> <p>No conservation areas within or adjacent to the site. Bargain Farmhouse, within the site, is listed grade II and would need to be taken into consideration.</p> <p><i>Archaeological Significance</i></p> <p>There are no SAMs within the vicinity of the site. It seems likely that as yet un-located archaeological sites will exist within the site given the rich range of archaeology</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>discovered when development took place to the north and when the Nursling industrial estate was built. It would appear that the terrace of the Test is a preferred environment and a wide range of archaeological potential exists. Preliminary archaeological survey will be needed at an early stage.</p> <p><i>Other Comments</i> A barn associated with Bargain Farmhouse is an undesignated heritage asset but is probably listable quality – this should be taken into consideration.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Given the location of the site, it is unclear whether potential residents would relate more to Nursling and Rowhams, Lord's Hill or Redbridge. Given the scale of the site, it is unlikely that any significant new community facilities would be provided. The development may support existing community facilities in the wider area.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a number of employment sites within the vicinity of Nursling and Rowhams and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandlers Ford and Southampton. It is noted that this site has also been considered for economic development purposes separately within this appraisal.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents. Given the scale of the proposal it would be likely that some of the provision would be met offsite. The site has access to leisure and cultural facilities in the locality, as well as the facilities in nearby towns.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	++	<p><i>Comment</i> The site is located to the south of the residential area at Hillyfields and is north of Brownhill Way. Based on the Accession software, the site can access all 6 key destinations within 30 minutes.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) notes that the site has been promoted by landowners, therefore it is considered to be available (existing tenants are on short term leases). Development of this site is also considered to be achievable. It is noted that the site spans across administrative boundaries. The site promoter has noted that a noise assessment has been undertaken for the site which sets out that a small portion of land to the south of the site would not be suitable for residential development (based on road traffic noise), with the majority of the site not subject to this constraint. There may need to be further consideration about appropriate access points to this site.</p>
<p>Summary:</p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to the potential presence of protected species); there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD).</p> <p>Subject to how this option is taken forward, there is the potential for an adverse effect on the historic environment when accounting for the presence of a listed building and an undesignated heritage asset (there may also need to be further consideration of the archaeological potential). The proposed heritage policy within the Revised Local Plan may provide a mechanism to avoid an adverse effect should this option be taken forward. There is the potential of an adverse effect on the landscape and settlement character; however it is recognised that this area is undergoing a period of change when accounting for extant permissions and applications under consideration. Proposed policies within the Revised Local Plan DPD on landscape and high quality development may provide an opportunity to reduce adverse effects, for example through the design and layout of the site in conjunction with appropriate landscaping.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement. In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development. There may also be noise related effects on potential residents associated with proposed uses in this vicinity in the future.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Site: Grove Farm and Grove Lodge (SHLAA Site: 221)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	+/-	<p><i>Flood Risk</i> Site contains areas that are within FRZs 2 and 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site includes areas of moderate and high flood risk, focused towards the western side of the site. Some of the areas identified at risk are associated with a watercourse / drain running through the site. Should this site be taken forward, the sequential test would need to be taken into account, which may affect the site capacity.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<p><i>Comments</i> The majority of this site is agricultural land; it also contains small areas of residential and agricultural buildings.</p>		
3. How would development of the site impact on soil and geological resources?	+/-	<p><i>Comments</i> A site assessment of agricultural land classification by MAFF (1997) identified the southern half of the site to be predominantly grade 3b land, with areas of grade 2 and 3a land. Site survey information is not available for the northern part of the site (i.e. north of Coldharbour Lane). The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.



Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
		This site is outside the Emer Bog area of discharge constraint and is unlikely to contribute to any significant increase in the recreational use of the SAC.		
5. Does the site contain any features of biodiversity value?	-	SSSI/ No	SINC Yes	<i>Comment</i> This is a large mixed site, much of which appears to be arable or improved grassland of limited ecological value. However, some of the grassland appears to be more diverse semi-improved grassland, possibly associated with the ditch across the site. The site also contains a SINC and areas of lowland woodland BAP habitat.
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.		<i>Landscape character</i> 2B: North Baddesley to Chilworth Woodland Mosaic; 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).
7. What is the likely impact of development of this site on the historic environment?	+/-	<i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site. No conservation areas adjacent to the site. Grove Place, adjacent to the site, is a grade I listed building. It forms a group with a number of other listed buildings, including the former stables and a number of garden structures.  <i>Archaeological Significance</i> There are no SAMs within the immediate vicinity of the site. There is an undated enclosure identified from cropmarks which might represent prehistoric or Roman		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>occupation. It would appear that the terrace of the Test is a preferred environment and a wide range of archaeological potential exists. This has been shown by the archaeological discoveries associated with development on the Test terrace to the south. Preliminary archaeological survey will be needed at an early stage.</p> <p><i>Other Comments</i>            Grove Lodge (formerly a lodge to Grove Place) is a building of local interest and the buildings at Grove Farm may also be worthy of local listing. The gardens and park of Grove Place are on the Hampshire Register of Parks and Gardens and therefore, although undesignated, are of local interest. The hamlet of Upton to the south of the site is an undesignated heritage asset and may contain some buildings of local interest.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i>            The site is separated from the local communities within the vicinity, however given the scale of the proposal it would be anticipated to form a new neighbourhood and would provide additional community facilities.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i>            Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i>            This site has access to a number of employment sites within the vicinity including at Nursling and in the wider area, including other areas within Southern Test Valley and Southampton. Given the scale of the site, there may be scope to provide employment opportunities.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i>            Public open space would need to be provided to support additional residents. Given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in nearby towns and cities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	-	<p><i>Comment</i>            The site is located to the north of Nursling and Rownhams, near Upton. It is located both to the east and west of the M271. Based on the Accession software, the site can access 1 key destination within 30 minutes, with parts of the site able to access the remaining 5 key destinations within 30 minutes.</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) sets out that the site has been promoted by the landowner, therefore is considered available. It is also considered to be achievable. The site is adjacent to the railway line, which would need to be taken into consideration, including in terms of noise and vibration. It is noted that there are overhead power cables crossing the site that would need to be considered. The SHLAA identifies the potential for an impact on the highway network; this may need to be considered.</p>
<p><b>Summary:</b></p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems.</p> <p>It is recognised that this site incorporates an area of identified flood risk, if this could not be avoided there is the potential of a localised effect on prospective residents and potentially offsite effects. Should this option be taken forward there would need to be consideration as to how the risk of an adverse effect could be avoided, including through the location of the most vulnerable uses and other mitigation (and resilience) options. The development of this site has the potential to have an adverse effect on biodiversity (in relation to some of the grassland and woodland habitats, and ditches across the sites). There may be scope to mitigate for these potential effects (see proposed biodiversity policy within the Revised Local Plan DPD). There is the potential for this option to have an adverse effect on the historic environment, including in terms of the setting of designated and undesignated assets. There may need to be further understanding of the archaeological potential of this site prior to determining the likelihood of an effect on this element of the historic environment. The proposed heritage policy within the Revised Local Plan may provide a form of mitigation to ensure any proposal is brought forward being sensitive to the historic environment. This site has the potential of an adverse effect on landscape quality and settlement character particularly when accounting for the prominence and existing character of the site (this may also have an impact at night through any additional lighting). There may be scope to lessen this effect through careful use of the topography and consideration of landscaping measures. A residual effect is likely to remain.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>movement; however this option is considered less likely to support more sustainable travel patterns relative to some of the other options.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land at Roundabout's Copse (SHLAA Site: 024)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<p><i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site does not include any areas of high or moderate flood risk.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<p><i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.</p>		
3. How would development of the site impact on soil and geological resources?	+	<p><i>Comments</i> A site assessment of agricultural land classification by MAFF (1993) identified the majority of the area as woodland, with parcels of grade 3b and 4 agricultural land.</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p> <p>This site is outside the Emer Bog area of discharge constraint. Development at this site may have some potential to increase recreational use of this designation. However, given the distance from the designation, visitor levels would be unlikely to be significant.</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
5. Does the site contain any features of biodiversity value?	--	SSSI/ No	SINC Yes	<p><i>Comment</i> The site is largely woodland SINC, much of which is ancient woodland. Also a large pond is present and areas of possibly higher grass diversity. The site is part of a distinct part of the SINC network extending across this part of the wider area. There are likely to be extensive legally protected species interests, especially bats, reptiles and possibly dormice.</p> <p>This area falls within the Ampfield-Baddesley-Chilworth-Lordshill Biodiversity Opportunity Area.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i> 2B: North Baddesley to Chilworth Woodland Mosaic and 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Comment</i> This site falls within an area identified as being of low-medium landscape sensitivity overall (Countryside, 2007). The SHLAA notes the potential of a landscape constraint for this site. The site lies between two settlements and adjoins the edge of North Baddesley. If the woodland (SINC) was retained and protected this could provide some self-containment to the site. Whilst not a landscape / settlement character designation, it is noted that there are a number of TPOs within this site.</p> <p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No archaeological sites are currently identified within this area. Where archaeological sites are found in woodlands they can be in a particularly good state of survival. There will need to be further consideration of the archaeological potential of this site with some preliminary archaeological survey within the wood in particular.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<i>Comment</i> Potential residents are likely to link in with the community of North Baddesley. Given the scale of the proposal it would be unlikely that any new community facilities would be provided. The development may support existing community facilities.
9. Would development of this site support the ability to meet the need for affordable housing?	+	<i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<i>Comment</i> This site has access to a number of employment sites within the vicinity of North Baddesley and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.
11. Would development of the site support or improve leisure and cultural facilities?	+	<i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would be anticipated that some of the provision would be met offsite. In addition to the open space facilities within the village, the site has access to leisure and cultural facilities in nearby towns and cities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<i>Comment</i> The site is located to the east of North Baddesley, it adjoins the A27 (Botley Road). Based on the Accession software, the site is able to access 2 key destinations within 10 minutes, with a further 3 accessible in 30 minutes for the whole site. The majority of the site is able to access a further key destination (hospital with A&E facilities) within 30 minutes.
13. Are there any issues related to deliverability of this site?	+	<i>Comment</i> The SHLAA (2013) notes that the site is promoted for residential development by the landowner and a developer, therefore it is considered to be available. Subject to the site being considered appropriate, the SHLAA sets out that it is considered to be achievable. The SHLAA suggests that the site may have an impact on the highway network, which may require further consideration.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. This option is likely to have an adverse effect on biodiversity (including in relation to the woodlands, much of which is ancient woodland). This option is unlikely to have a significant effect on the historic environment (subject to the archaeological potential of the site). This option has the potential of an adverse effect on settlement character, including in relation to retaining the separation between settlements. There may be scope to lessen this effect through the design and layout of the site in conjunction with appropriate landscaping (see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development. The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land south of Hoe Lane (SHLAA Site: 026)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<p><i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site does not include any areas of high or moderate flood risk.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<p><i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.</p>		
3. How would development of the site impact on soil and geological resources?	+/-	<p><i>Comments</i> A site assessment of agricultural land classification by MAFF (1997) identified the majority of the site to be grade 4 agricultural land, with a small proportion in the south east identified as grade 2.</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p> <p>This site is outside the Emer Bog area of discharge constraint. Development at this site may have some potential to increase recreational use of this designation. However, given the distance from the designation, visitor levels would be unlikely to be significant.</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
5. Does the site contain any features of biodiversity value?	+/-	SSSI/ No	SINC No	<p><i>Comment</i></p> <p>The site is largely what appears to be improved grassland of limited ecological value. However, a small area of BAP woodland habitat is located to the west, along with a small area of associated grassland / scrub / hedge habitat. This north west corner is likely to have some local value in terms of habitats present, ecological association with adjacent similar habitats as well as protected species (e.g. bats in trees, reptiles on grassland / woodland interface). The open fields may support ground nesting birds.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i></p> <p>Not within or adjoining the New Forest National Park.</p>	<p><i>Landscape character</i></p> <p>3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p>	<p><i>Comment</i></p> <p>This site falls within an area identified as being of low-medium landscape sensitivity overall (Countryside, 2007). The SHLAA notes the potential of a constraint for this site linked to the character of the area. The level of the land rises to the south. This site is relatively self-contained. The edge of the built area within North Baddesley currently is to the north of Hoe Lane; as such development to the south of the road may seem out of character. There is a mix of styles of development within the vicinity of the site.</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i></p> <p>No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i></p> <p>There are no SAMs within the vicinity of the site. No archaeological sites are currently identified within this area. Where land has previously been gravel extracted archaeological remains do not generally survive. It is possible that as yet unlocated archaeological sites will exist and there may need to be further consideration of the archaeological potential of this site.</p> <p><i>Other Comments</i></p> <p>No Historic Parks and Gardens within the vicinity.</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Potential residents of this site would be anticipated to link with the community of North Baddesley. Given the scale of the proposal it is unlikely that any new community facilities would be provided. The development may support existing community facilities.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a number of employment sites within the vicinity of North Baddesley and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+/-	<p><i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met offsite. In addition to the facilities within the village, the site has access to leisure and cultural facilities in nearby towns and cities. It is noted that the site is currently identified as access land.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i> The site is located to the south of Hoe Lane. Based on the Accession software, the site is able to access 3 key destinations within 20 minutes, with an additional 2 accessible within 30 minutes. The majority of the site is able to access a further key destination within 30 minutes (hospital with A&amp;E facilities).</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i> The SHLAA (2013) notes that the site is promoted for residential development by the landowner, therefore it is considered to be available. Subject to the site being considered appropriate, the SHLAA sets out that it is considered to achievable.</p>
<p>Summary: The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It may also involve the permanent loss of a small area of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development /</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to potential effects on features of interest within and adjacent to the site as described above); the proposed biodiversity policy within the Revised Local Plan DPD may provide a mechanism to avoid or lessen these potential effects. There is unlikely to be a significant effect on the historic environment associated with this option. This site is likely to have an adverse effect on settlement character, with Hoe Lane currently acting as the edge of the settlement. The design and layout of this site may provide an opportunity to lessen such effects (see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Site: Hoe Farm (SHLAA Site: 127)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<b>Comments</b> The site is largely greenfield, however there are a number of buildings to the south of the site (including a dwelling), and a community hall relatively centrally located within the site.		
3. How would development of the site impact on soil and geological resources?	+/-	<b>Comments</b> A site assessment (of the fields only) of agricultural land classification by MAFF (1997) identified the site to be grade 2 agricultural land. A report submitted by the site promoter on the agricultural land classification (dated 2009) identified the majority of the site to be grade 3b, with areas of grade 3a (excluded woodland areas, buildings and their curtilages).		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> Yes	<b>Comment</b> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.  Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.  This site is outside the Emer Bog area of discharge constraint. There may be some potential for an increase in the recreational use of the SAC, however visitor levels are unlikely to be significant.	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
		<p>The site is outside the 7.5km foraging consultation zone for Mottisfont Bats. On site habitats do contain woodland but most of it is not believed to be BAP quality or ancient woodland so is less likely to be particularly optimal for barbastelle bats and the woodland is not particularly well linked to surrounding areas of good habitat.</p>		
5. Does the site contain any features of biodiversity value?	-	SSSI/ No	SINC No	<p><i>Comment</i> Comprises a mixed site, part appears to be lower value pasture / grassland but the northern part of the site may be more diverse plantation woodland – however the submitted ecologist’s summary confirms this is not ancient woodland. The south east corner appears to be a mosaic of scrub, bare ground and BAP habitat woodland, possibly some areas of grassland – together this mosaic may have some local ecological value. The ecologist’s summary that has been submitted identifies that there is no grassland of biodiversity value present on site. Low numbers of reptiles have been identified. Woodland may have protected species associated with it depending on habitat composition.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i> 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p>
		<p><i>Comment</i> The site falls within an area identified as being of low-medium landscape sensitivity overall (Countryside, 2007). The section of Hoe Lane beyond the existing built up area has a relatively rural character. The site is reasonably self-contained (if the woodland is not lost); it would be important to avoid development too far to the west towards the ridge line, after this the site fronts more onto the river valley.</p> <p>Whilst not a landscape / settlement character designation, it is noted that there is a TPO within this site.</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within or adjacent to the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No archaeological sites have currently been identified within this area, however this does not rule out potential archaeological finds. There may need to be further consideration of the archaeological potential of this site, given the scale of the development it is likely that as yet un-located archaeological sites will exist within the boundary and some preliminary archaeological survey will be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i> The buildings at Hoe Farm may be of local interest. No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Potential residents of this site would be anticipated to link with the community of North Baddesley. Given the scale of the proposal it is unlikely that any significant new community facilities would be provided. The development may support existing community facilities.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a number of employment sites within the vicinity of North Baddesley and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+/-	<p><i>Comment</i> Part of the site is currently used as public open space, should this be lost as a result of development it would need to be replaced. This also applies in relation to the existing community hall on site. Details submitted for this site suggest it is proposed to retain and potentially enhance the existing open space and community facility. Should the site be developed, public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that some of the provision</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		would be met offsite. In addition to the facilities within the village, the site has access to leisure and cultural facilities in nearby towns and cities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site is located to the north of Hoe Lane and to the west of existing residential areas. Based on the Accession software, the site can access 5 of the key destinations within 25 minutes. There is virtually no access to a hospital with A&amp;E facilities within 30 minutes from the site.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) notes that the site has been promoted for residential development by the landowner, therefore it is considered to be available. It is noted that the landowner has formed a partnership with house builders. Subject to the site being considered appropriate, the SHLAA sets out that it is considered to be achievable. The SHLAA suggests that the site may have an impact on the highway network, which may require further consideration. It is noted that there are overhead power cables crossing part of the site that would need to be considered.</p>
<p><b>Summary:</b></p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term); this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to the potential effect on the habitat mosaic to the south east and the potential presences of protected species); the proposed biodiversity policy within the Revised Local Plan DPD would provide a mechanism to secure any necessary mitigation and seek opportunities for enhancement. There is unlikely to be a significant effect on the historic environment associated with this option. This option has the potential of an adverse effect on the settlement character and landscape, with the area currently having a relatively rural appearance. There is scope to lessen this potential effect, including through the design and layout of the scheme and the use of appropriate landscaping (see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land south of Bracken Road (SHLAA Site: 143)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	+/-	<p><i>Flood Risk</i> Site contains areas that are within FRZs 2 and 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site includes relatively small areas of moderate and high flood risk, associated with the Tanner's Brook (towards the west of the site). There may be scope to avoid the areas of flood risk. The Test Valley SFRA (2007) identifies a localised flooding area that covers part of this site in relation to land flooding. Should this site be taken forward, the sequential test would need to be taken into account.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<p><i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.</p>		
3. How would development of the site impact on soil and geological resources?	?	<p><i>Comments</i> No site specific survey information is available for the agricultural land classification of this site. The site is not used for agricultural purposes. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
		This site is outside the Emer Bog area of discharge constraint. There may be some potential for increases in recreational use of the SAC however visitor levels from this site are unlikely to be significant.	
5. Does the site contain any features of biodiversity value?	--	SSSI/ No	<p><i>SINC</i> Yes</p> <p><i>Comment</i> This SINC supports a range of BAP priority habitats including lowland mixed woodland, wet woodland, lowland meadow and rush pasture. It is likely to be of higher county value given the diversity of habitats present within the site. It is also likely to support a range of legally protected and notable species, potentially in high populations for some.</p> <p>This area falls within the Ampfield-Baddesley-Chilworth-Lordshill Biodiversity Opportunity Area.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p> <p><i>Comment</i> The site falls within an area identified as being of low-medium landscape sensitivity overall (Countryside, 2007). The SHLAA notes the potential of a landscape impact and that the site is in a sensitive location between settlements. This site is adjacent to the built up area of North Baddesley and comprises largely of woodland, which creates a boundary to the built up area.</p>	<p><i>Landscape character</i> 2B: North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No archaeological sites have currently been identified within this area, however this does not rule out the potential of archaeological finds. There may need to be further consideration of the archaeological potential of this site.</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<i>Other Comments</i> No Historic Parks and Gardens within the vicinity.
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<i>Comment</i> Potential residents of this site would be anticipated to link with the community of North Baddesley. Given the scale of the proposal it is unlikely that any new community facilities would be provided. The development may support existing community facilities.
9. Would development of this site support the ability to meet the need for affordable housing?	+	<i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<i>Comment</i> This site has access to a number of employment sites within the vicinity of North Baddesley and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.
11. Would development of the site support or improve leisure and cultural facilities?	+	<i>Comment</i> Public open space would need to be provided to support additional residents. Given the scale of the proposal it would be likely that the majority of the provision would be met onsite. In addition to the facilities within the village, the site has access to leisure and cultural facilities in nearby towns and cities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	++	<i>Comment</i> The site is located to the south east of North Baddesley and is adjacent to Bracken Road and Fleming Road. Based on the Accession software, the site can 2 key destinations within 15 minutes, a further 3 within 25 minutes and the remaining key destination within 30 minutes.
13. Are there any issues related to deliverability of this site?	+	<i>Comment</i> The SHLAA (2013) notes that the site is promoted for residential development by the landowner, therefore it is available. Should the site be considered appropriate, the SHLAA identifies that there is a reasonable prospect of housing being delivered in the first 5 years. It is noted that the site is in close proximity to overhead power cables. It is noted that there should multiple sites be brought forward in this locality, there may be cumulative pressures on the local highway network.

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is recognised that this site incorporates an area of identified flood risk, if this could not be avoided there is the potential of a localised effect on prospective residents and potentially offsite effects. Should this option be taken forward there would need to be consideration as to how the risk of an adverse effect could be avoided, including through the location of the most vulnerable uses and other mitigation (and resilience) options. This proposal is likely to have an adverse effect on biodiversity including as a result of the loss of a variety of priority BAP habitats (site is designated as a SINC) should the site be developed. There is unlikely to be a significant effect on the historic environment associated with this option. This option is also anticipated to result in an adverse effect on the landscape and settlement character, with the woodland acting as a boundary to the built up area.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>		

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Site: Packridge Farm (SHLAA Site: 220)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<b>Comments</b> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	-	<b>Comments</b> A site assessment of agricultural land classification by MAFF (1997) identified the majority of the site to be grade 2 agricultural land, with an area of grade 3b towards the south.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> Yes	<b>Comment</b> Sites within 10km: Emer Bog SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.  Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.  This site is outside the Emer Bog area of discharge constraint. There may be some potential for an increase in recreational use of this SAC, however visitor levels are unlikely to be significant.	
5. Does the site contain any features of biodiversity value?	+/-	<b>SSSI/</b> No	<b>SINC</b> No	<b>Comment</b> The site appears to be semi-improved grassland / pasture of limited

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			ecological value. However, it is bounded to the east and south by ecologically diverse SINC.
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>	<p><i>Landscape character</i> 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> The northern part of this site falls within an area identified as being of low-medium landscape sensitivity overall, the majority of the site is outside the area considered (a separate broad assessment is provided at the landscape scale) (Countryside, 2007). The level of land rises towards the west. While well related to the existing settlement, the edge of the built area within North Baddesley currently is to the north of Hoe Lane; as such development to the south of the road may seem out of character. There is a mix of styles of development within the vicinity of the site. The SHLAA notes this to be a sensitive location between settlements. The SHLAA submission proposed the residential development towards the north of the site, with the more southern parts available as open space.</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No archaeological sites are currently identified within this area. There may need to be further consideration of the archaeological potential of this site as given the scale of the development it is likely that as yet un-located archaeological sites will exist within the boundary and some preliminary archaeological survey will be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>	
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Potential residents of this site would be anticipated to link with the community of North Baddesley. Given the scale of the proposal it is unlikely that any new community facilities would be provided. The development may support existing community facilities.</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
9. Would development of this site support the ability to meet the need for affordable housing?	+	<i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<i>Comment</i> This site has access to a number of employment sites within the vicinity of North Baddesley and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.
11. Would development of the site support or improve leisure and cultural facilities?	+	<i>Comment</i> Public open space would need to be provided to support additional residents. Given the scale of the proposal it would be likely that the majority of the provision would be met offsite. In addition to the facilities within the village, the site has access to leisure and cultural facilities in nearby towns and cities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	++	<i>Comment</i> The site is located to the south of North Baddesley, south of Hoe Lane. Based on the Accession software, the site can access 3 key destinations within 20 minutes, with a further 3 accessible within 30 minutes for the entire site.
13. Are there any issues related to deliverability of this site?	+	<i>Comment</i> The SHLAA (2013) sets out that the site has been promoted by the landowner and a developer, therefore is considered to be available. It is also considered to be achievable within 5 years. It is noted that overhead power cables cross the site and would need to be taken into account – based on the SHLAA submissions, the overhead cables cross part of the site which is proposed as open space.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to potential effects on the SINC adjacent to the boundaries); the proposed biodiversity policy within the Revised Local Plan DPD may provide a</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.



Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>mechanism to avoid or lessen these potential effects. There is unlikely to be a significant effect on the historic environment associated with this option. This site is likely to have an adverse effect on settlement character, with Hoe Lane currently acting as the edge of the settlement.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Site: Land north of Highwood Lane, Halterworth (SHLAA Site: 005)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	+/-	<p><i>Flood Risk</i> Site contains areas that are within FRZs 2 and 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The northern part of the site includes an area of high and moderate flood risk. There would be scope to avoid the area of flood risk. Should this site be taken forward, the sequential test would need to be taken into account.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<p><i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.</p>		
3. How would development of the site impact on soil and geological resources?	+	<p><i>Comments</i> A site assessment of agricultural land classification by MAFF (1993) identified the majority of the land to be grade 3b land, with an area of grade 4 land towards the north. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
		<p>This site is outside the Emer Bog area of discharge constraint. Development at this site in proximity to the SAC has the potential to increase recreational use of this designation, which particularly if considered in combination with other developments, could potentially impact on the grazing management of the site.</p> <p>The site is on the north west fringe of the Mottisfont Bat SAC 7.5km foraging consultation zone. Northern parts of the site supports habitats (BAP grassland / trees / scrub) that are associated with foraging Barbastelle bats, although there are no records of bats nearby and these are not strongly linked to the SAC or other key habitat areas. The main Romsey urban area is between the SAC / River Test (key commuting route) and the site. Taking this into account it is unlikely to be a significant effect on this designation.</p>		
5. Does the site contain any features of biodiversity value?	-	SSSI No	SINC No	<p><i>Comment</i></p> <p>Appears to be largely improved grassland fields; however the northern section along the railway line is characterised by priority BAP habitat floodplain grazing marsh as well as small areas of wet woodland. Non-BAP habitat is also present – possibly scrub mosaic and rougher grassland.</p> <p>There is a reasonable potential for the site to support protected and notable species in this area (e.g. reptiles, nesting birds and possibly dormice in scrub woodland / hedge areas). Open fields may support ground nesting birds.</p> <p>Northern parts of this site fall within a Biodiversity Opportunity Area for Ampfield-Baddesley-Chilworth-Lordshill.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>	<p><i>Landscape character</i> 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings of conservation areas within or adjacent to site.</p>	<p><i>Comment</i> This site falls within an area identified as being of low-medium landscape sensitivity overall (Countryside, 2007). This site is reasonably well contained by the topography and woodland, with the site generally facing towards Romsey. However, the site has the potential to contribute to a reduced distinction between Romsey and North Baddesley. The SHLAA notes that there may be a potential landscape / topography constraint associated with this site. This area has a relatively rural character at present (less so to the west of the site), it is covered by the Look at Romsey Design Statement (Area 12). It is noted that a landscape and local gap assessment has been submitted by the promoter of the site.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Archaeological Significance</i></p>	<p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No archaeological sites have currently been identified within this area, however this does not rule out the potential of archaeological finds. There may need to be further consideration of the archaeological potential of this site.</p> <p><i>Other Comments</i> The Victorian house which forms the core of Stroud school, to the east of the site, is a building of local interest. It is set in a small park/garden which is also of local interest. Any development should be sensitive to these assets.</p> <p><i>Comment</i> Any residents of this site would be able to link in with the wider community of Romsey, given the scale of this site alone it is unlikely that additional significant community facilities would be provided on site. The development may support existing community facilities.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i></p> <p>Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i></p> <p>This site has access to a range of employment sites within Romsey and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandlers Ford and Southampton.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i></p> <p>Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in Romsey, as well as the facilities in nearby towns and cities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site is located to the east of Romsey, north of Highwood Lane. Based on the Accession software, the site can access 2 key destinations within 15 minutes, with a further 3 key destinations accessible within 30 minutes. There is no access to a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) notes that this site has been promoted for residential development by the landowner and a developer, and is therefore considered to be available. Only about 30% of the site is promoted for development to take account for the constraints to the site and other factors. The SHLAA suggests that it is reasonable to expect some completions within the first 5 year period if the site is considered appropriate. It is noted that there are overhead power cables, crossing the site that would need to be considered. The site is adjacent to the railway line, this may need to be taken into consideration, including in terms of noise and vibration. There may be access difficulties should this site be brought forward in isolation, however there may be opportunities for improvement.</p>
<p><b>Summary:</b></p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is recognised that the site incorporates an area of flood risk; there would be scope to avoid this area of risk (NPPF provides guidance on flood risk). Given the proximity of the site to Emer Bog, there is the potential that this option could result in an increase in recreational use of this site, with the potential for an adverse effect on the designation (SAC). There is also the potential for adverse effects on biodiversity found on site (towards the north); however there is likely to be scope to lessen this effect through appropriate mitigation measures (see the proposed biodiversity policy within the Revised Local Plan DPD). There is unlikely to be a significant adverse effect on the historic environment as a result of this option. The development of this site is anticipated to result in an adverse effect on the landscape and settlement character. There may be scope to lessen this effect through the design and layout of the site in conjunction with appropriate landscaping (see proposed policies within the Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land south of Highwood Lane, Halterworth (SHLAA Site: 006)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<p><i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site does not include any areas of high or moderate flood risk.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<p><i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.</p>		
3. How would development of the site impact on soil and geological resources?	+/-	<p><i>Comments</i> A site assessment of agricultural land classification by MAFF (1993) identified the site to be predominantly grade 3b, with grade 3a land. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p> <p>This site is outside the Emer Bog area of discharge constraint. Development at this site in proximity to the SAC has the potential to increase recreational use of this designation, which particularly if</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
		<p>considered in combination with other developments, could potentially impact on the grazing management of the site.</p> <p>A small area of the site is within the 7.5km foraging consultation zone for Mottisfont Bats SAC; however the site does not support key habitat types associated with the Barbastelle bats</p>		
5. Does the site contain any features of biodiversity value?	+	SSSI/ No	SINC No	<p><i>Comment</i> The site comprises open fields, improved or semi-improved grassland. Boundary hedges are likely to be the only feature of interest, but only at site level. Small populations of reptiles are likely to be present in some small areas of the boundary habitat, e.g. rougher grass field margins. Open field may support ground nesting birds.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i> 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings of conservation areas within or adjacent to site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No archaeological sites have currently</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>been identified within this area, however this does not rule out the potential of archaeological finds. There may need to be further consideration of the archaeological potential of this site. It seems likely that as yet un-located archaeological sites will exist within the boundary and some preliminary archaeological survey will be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i> The Victorian house which forms the core of Stroud school, to the east of the site, is a building of local interest. It is set in a small park/garden which is also of local interest. Any development should be sensitive to these assets.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Residents of this site would be anticipated to link in with the wider community of Romsey. Given the scale of the proposed development, it is unlikely that significant new community facilities would be provided, however the development may support existing facilities within the locality.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a range of employment sites within Romsey and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandlers Ford and Southampton.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in Romsey, as well as the facilities in nearby towns and cities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i> The site is located to the east of Romsey, to the east of Highwood Lane. Based on the Accession software, the site has access to 1 key destination within 15 minutes, with a further 4 accessible within 25 minutes. There is no access to a hospital with A&amp;E facilities within 30 minutes.</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) states that the site has been promoted for residential development by the landowner and a developer, therefore is considered to be available. The SHLAA also sets out that it may be reasonable to expect some completions in the first 5 years if the location is considered appropriate. The SHLAA submission sets out that prior gravel extraction would not significantly delay development. It is noted that there are overhead power cables crossing the site that would need to be considered.</p>
<p><b>Summary:</b></p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. Given the proximity of the site to Emer Bog, there is the potential that this option could result in an increase in recreational use of this site, with the potential for an adverse effect on the designation (SAC). The development of this site is unlikely to have a significant adverse effect on biodiversity found on site (subject to the potential of the site boundary features); there may be some opportunities to provide on-site enhancements (see proposed biodiversity policy within the Revised Local Plan DPD). There is unlikely to be a significant adverse effect on the historic environment as a result of this option. The development of this site is anticipated to result in an adverse effect on the landscape and settlement character, including the retention of separation between settlements.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Test Valley Borough Council

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Site: Land at Halterworth (SHLAA Site: 007)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	+	<p><i>Flood Risk</i> Site contains areas that are within FRZs 2 and 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site includes areas of moderate and high flood risk towards the north of the site. There would be scope to avoid the areas of risk. Should this site be taken forward, the sequential test would need to be taken into account.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<p><i>Comments</i> The site as a whole predominantly comprises of agricultural land, with an area to the south east of the site used as a depot (outdoor storage). The site also includes a small number of buildings, which are predominantly agricultural.</p>		
3. How would development of the site impact on soil and geological resources?	-	<p><i>Comments</i> An assessment of agricultural land classification by MAFF (based on a map last revised in 1997) identified the northern half of this site to be a combination of predominantly grade 3b land, with areas of grade 3a and 4 land; while the southern half of the site is predominantly grade 3a, with an area of grade 2 land. Taken as a whole, the majority of the agricultural land is classified to be grade 2 or 3a. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
		<p>and Mitigation Project in relation to the latter.</p> <p>This site is outside the Emer Bog area of discharge constraint. Development at this site in proximity to the SAC has the potential to increase recreational use of this designation, which particularly if considered in combination with other developments, could potentially impact on the grazing management of the site.</p> <p>The north west fringe of the site is within the Mottisfont Bat SAC 7.5km foraging consultation zone. Northern parts of the site supports habitats (BAP grassland / trees / scrub) that are associated with foraging Barbastelle bats, although there are no records of bats nearby and these are not strongly linked to the SAC or other key habitat areas. The main Romsey urban area is between the SAC / River Test (key commuting route) and the site.</p>	
5. Does the site contain any features of biodiversity value?	-	SSSI/ No	<p><i>SINC</i> No</p> <p><i>Comment</i> This site comprises of a combination of sites covered elsewhere in more detail. There are some higher value areas to the north, with less value to the south at site level. Northern parts of this site fall within a Biodiversity Opportunity Area for Ampfield-Baddesley-Chilworth-Lordshill.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>	<p><i>Landscape character</i> 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> This site falls within an area identified as being of low-medium landscape sensitivity overall (Countryside, 2007). The SHLAA notes the potential of a landscape constraint for this site. At present, the area is to some degree contained by the topography, with the land rising to the east of the site. The SHLAA also notes that the site is a sensitive location between settlements, therefore development on this site may have the potential to reduce the distinction between settlements (i.e. Romsey and North Baddesley).</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>The character of the area within the vicinity of this site is varied, with the eastern parts of the site having a more rural appearance than the west, which forms an edge of built up development. Part of the site is covered by the Look at Romsey Design Statement. If this site was being taken forward as a whole it would benefit from a masterplanning exercise, to include the consideration of using landscape features to provide an established edge. It is noted that a landscape and local gap assessment has been submitted by the promoter of SHLAA sites 005 and 006 that covers the wider site at Halterworth.</p>
<p>7. What is the likely impact of development of this site on the historic environment?</p>	+	<p><i>Listed Buildings / Conservation Areas</i>            No listed buildings within the site, but Luzborough Cottage at the south west corner of the site is listed grade II – the potential impact on the setting of this asset would need to be considered. No Conservation Areas within or adjacent to the site.</p> <p><i>Archaeological Significance</i>            There are no SAMs within the vicinity of the site. No archaeological sites have currently been identified within this area, however this does not rule out the potential of archaeological finds - it seems likely that there will be archaeological sites as yet unrecorded within this area. There may need to be further consideration of the archaeological potential of this site. Given the scale of the development it is likely that as yet un-located archaeological sites will exist within the boundary and some preliminary archaeological survey will be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i>            Towards the north east of the site, the Victorian house which forms the core of Stroud School, to the east of the site, is a building of local interest. It is set in a small park/garden which is also of local interest. Any development should be sensitive to these assets.</p>
<p>8. Does development of this site have the potential to create / sustain vibrant communities?</p>	+	<p><i>Comment</i>            Given the scale of the proposed development, it would be anticipated that the site would effectively create a new neighbourhood and additional community facilities would be provided. Residents would also link into the wider community of Romsey.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i></p> <p>Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i></p> <p>This site has access to a range of employment sites within Romsey and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandlers Ford and Southampton. Given the scale of the proposal, there may be scope to provide employment opportunities on site.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i></p> <p>Public open space would need to be provided to support additional residents. Given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in Romsey, as well as the facilities in nearby towns and cities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site is located to the east of Romsey; the western boundary of the site is adjacent to existing residential areas. Based on the Accession software, the site can access 1 key destination within 15 minutes, with a further 4 key destinations accessible within 30 minutes. There is virtually no access to a hospital with A&amp;E facilities within 30 minutes.</p> <p>The Romsey and Movement Access Study (and associated update) considered relative accessibility of larger sites around Romsey by walking, cycling and bus to key destinations (not necessarily directly aligning with those considered for the Accession software). This suggests that Halterworth has reasonable accessibility via walking and good access by bus. Access via cycling is better than some options but worse than others.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) sets out that the site has been promoted for residential development by the landowner and a developer, therefore it is considered to be available. The SHLAA notes that should the site be considered appropriate for development and prior extraction of gravel is not required, it would be anticipated that some completions would be achievable within 5 years. The SHLAA suggests that the site may have an impact on</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>the highway network, which may require further consideration. It is noted that there are overhead power cables crossing the site that would need to be considered. The northern edge of the site is adjacent to a railway line, this may need to be taken into consideration, including in terms of noise and vibration.</p> <p>The Romsey and Movement Access Study (and associated update) considered the implications on the highway network, suggesting that an eastern option for development around Romsey may avoid the need for southbound traffic on the town's road network but there may be implications of the increased use of Highwood Lane, as well as Botley Road and thus Winchester Road.</p>
<p><b>Summary:</b></p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is recognised that the site incorporates an area of flood risk; there would be scope to avoid this area of risk (NPPF provides guidance on flood risk). Given the proximity of the site to Emer Bog in conjunction with the scale of this proposal, there is the potential that this option could result in an increase in recreational use of this site, with the potential for an adverse effect on the designation (SAC). There is the potential for adverse effects on biodiversity found on site (towards the north); however there is likely to be scope to lessen this effect through appropriate mitigation measures (see the proposed biodiversity policy within the Revised Local Plan DPD). Subject to the archaeological potential of this site, there is unlikely to be a significant adverse effect on the historic environment as a result of this option. The development of this site is anticipated to result in an adverse effect on the landscape and settlement character, including the retention of separation between settlements. There may be scope to lessen the extent of this effect through the use of appropriate landscaping as part of the masterplanning of this option (also see proposed policies within the Revised Local Plan DPD on landscape and high quality development)</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Ganger Farm (SHLAA Site: 009)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<p><i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site does not include any areas of high or moderate flood risk.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<p><i>Comments</i> This is predominantly a greenfield site but it also includes a farmyard and associated dwelling.</p>		
3. How would development of the site impact on soil and geological resources?	+/-	<p><i>Comments</i> A site assessment of agricultural land classification by MAFF (1997) identified the majority of the site to be grade 3b land, with an area of grade 2 land towards the north east and a small area of grade 3a land to the north west; with a portion to the west identified as grade 4 (in 1993). The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p> <p>The site is wholly within the 7.5km foraging consultation zone for Mottisfont Bats SAC. Most of the northern and central areas are</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
		<p>sub-optimal habitat for commuting / foraging barbastelle bats. However, much of the southern, south east and south west parts of the site support BAP priority habitat (wet woodland and broadleaved woodland) and areas of associated scrub and grassland. These areas are associated with the valleys with reasonable habitat linkages to wider potential habitat to for the barbastelle bats.</p> <p>This site is outside the Emer Bog area of discharge constraint. Development in proximity to the SAC has the potential to increase recreational use of this designation, which particularly if considered in combination with other developments, could potentially impact on the grazing management of the site. However, given the distance to this designation, visitor levels from this far away are unlikely to be significant.</p>	
5. Does the site contain any features of biodiversity value?	--	SSSI/ No	<p>SINC Yes</p> <p><i>Comment</i> Comprises of a complex site, there are some agricultural areas that appear to be of negligible ecological value throughout much of the north of the site and possibly improved grasslands to the south east part. However, there are priority BAP habitats across large areas, including lowland mixed deciduous woodland and wet woodland. This is largely part of the SINC that forms much of the south west of the site. There is also a SINC designated for ancient woodland to the south east and southern parts of the site.</p> <p>The site is likely to support a range of legally protected species, particularly great crested newts (known to be present in the area) and also likely to be reptiles and a range of nesting birds, possibly also dormice. Open fields may support ground nesting birds. Mature trees and farm buildings may support bats.</p> <p>This area falls within the Ampfield-Baddesley-Chilworth-Lordshill</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			Biodiversity Opportunity Area.
<p>6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?</p>	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>	<p><i>Landscape character</i> 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> This site falls within an area identified as being of low-medium landscape sensitivity overall (Countryside, 2007). The SHLAA notes the potential of a landscape constraint for this site. Within this area there is a general transition towards a more rural character, although it is noted that development at Abbotswood (to the west) may change this. The land rises towards the north east of the site. It is reasonably self-contained (when accounting for the surrounding woodland / planting); however the extent of this would depend on the level and location of development. The site is also adjacent to the Sir Harold Hillier Gardens and Arboretum Park and Garden, which has a role as a heritage asset and in terms of its implications for the landscape.</p> <p>The character of development (and planned development) within the vicinity of the site is variable, with more dense development towards the west and less dense development to the north and east. Any development at this site would need to have regard to the local character.</p> <p>Whilst not a landscape / settlement character designation, it is noted that there are TPOs within this site.</p>
<p>7. What is the likely impact of development of this site on the historic environment?</p>	+/-	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings of conservation areas within or adjacent to site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No substantive archaeological sites are currently identified within this site, but it is a large area. Given the scale of the development it is likely that as yet un-located archaeological sites will exist within the boundary and some preliminary archaeological survey will be needed at some stage to inform mitigation.</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p><i>Other Comments</i>            Sir Harold Hillier Arboretum is a registered park and garden and adjoins the site to the north. Regard would need to be given to the setting of this asset.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i>            Given the scale of the proposed development, it would be envisaged that the development of this site would form a new neighbourhood with additional community facilities being provided. Residents would also link into the wider community of Romsey.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i>            Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i>            This site has access to a range of employment sites within Romsey and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandlers Ford and Southampton.</p>
11. Would development of the site support or improve leisure and cultural facilities?	i	<p><i>Comment</i>            There is an aspiration that this site would provide formal sports pitch recreation space to meet the need for Romsey, particularly given the lack of sports pitches on this side of the town. While this site is not currently adopted as public open space, development in this location could preclude this aspirational use and an alternative location would need to be identified (see other sections within the sustainability appraisal). It is noted that there may be options that could see the provision of recreation provisions alongside additional housing (which is promoted on the basis of supporting the delivery of sports pitches).</p> <p>Should this site be developed, public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in Romsey, as well as the facilities in nearby towns and cities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this	+/-	<p><i>Comment</i>            The area is to the north east of Romsey, with the southern portion adjoining the existing residential area at Woodley. Based on the Accession software, the site is able to</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
case focusing on non-car modes of travel)?		<p>access 3 key destinations within 25 minutes, with a further key destination accessible within 30 minutes for the entire site. The majority of the site is able to access secondary schools within 30 minutes. There is virtually no access to a hospital with A&amp;E facilities within 30 minutes. It is noted that a new local centre is proposed as part of Abbotswood which is to the east of this site.</p> <p>The Romsey and Movement Access Study (and associated update) considered relative accessibility of larger sites around Romsey by walking, cycling and bus to key destinations (not necessarily directly aligning with those considered for the Accession software). For Ganger Farm it is set out that there is a lower level of accessibility for walking and there is reasonable accessibility via buses. Accessibility for cycling is better than some of the sites considered but worse than others.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) sets out that the site has been promoted for residential development by the landowner and is therefore considered to be available. It is put forward that the site may be achievable at the end of the first 5 year period / beginning of the 5 to 10 year period. In terms of highways considerations, there may be issues in establishing appropriate access arrangements.</p> <p>The Romsey and Movement Access Study (and associated update) considered the implications on the highway network, suggesting that a northern option for development around Romsey may compound existing difficulties in traffic flows along the Winchester Road corridor.</p>
<p><b>Summary:</b></p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk.</p> <p>There is the potential for this site to have a significant indirect adverse effect on the Mottisfont Bats SAC through the potential loss of foraging</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>habitat for the barbastelle bat. It is noted that parts of the site may be sub-optimal, however this matter would need to be given further consideration should this option be taken forward. There is also the potential of an adverse effect on biodiversity on site, particularly in relation to the southerly parts of the site. There may be scope to lessen such effects through mitigation measures (see proposed biodiversity policy within the Revised Local Plan DPD). There is the potential of an adverse effect on the setting of a historic park and garden (Sir Harold Hillier Gardens and Arboretum) to the north of the site and the local character; there may be scope to lessen this potential effect through sensitive design and other forms of mitigation (proposed policies in the Revised Local Plan DPD would provide a mechanism to secure this).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land at Cupernham Lane (SHLAA Site: 058)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<i>Comments</i> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	?	<i>Comments</i> No site specific survey information is available for the agricultural land classification of this site.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes	<i>Comment</i> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.  Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.  There is unlikely to be a significant effect on Emer Bog – the site is outside the area of discharge constraint and it is unlikely to generate significant numbers of visitors to the SAC.	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
		The site is within the 7.5km foraging consultation zone for Mottisfont Bats SAC and includes habitat which may be important as the site includes areas of woodland and is close to a watercourse. The watercourse to the west of the site may be used as a commuting route as this is linked to the River Test. There are records of barbastelle bats a short distance north of the site near Timsbury.	
5. Does the site contain any features of biodiversity value?	-	SSSI/ No	<p><i>SINC</i> No</p> <p><i>Comment</i> Site appears to be partly pasture (the majority) while the western portion appears BAP Habitat woodland. Close to a SINC to east, known to support great crested newts, so these may potentially be present at this site. Woodland / scrub may be good bat foraging habitat and mature trees may support bat roosts. Potentially good reptile habitat in some of the rougher grassland / scrub / woodland interface areas. Close to River Test SSSI (but not adjacent).</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p> <p><i>Comment</i> This site falls within an area identified as being of medium-high landscape sensitivity overall (Countryside, 2007). The SHLAA notes the potential of a landscape constraint for this site. The level of the land rises across the site to the east and parts are quite prominent. The character of this area is less urban than the land to the south.</p> <p>Whilst not a landscape / settlement character designation, it is noted that there is a TPOs on the north west boundary of the site. Also there is important tree cover on the eastern edge of the site.</p>	<p><i>Landscape character</i> 5B: Middle Test Valley Floor, a small portion to the south is also within an urban area (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
environment?		<p><i>Archaeological Significance</i> There are no Scheduled Ancient Monument on the land nor any recorded archaeological sites. However the first terrace of the test (of which this forms part) is associated with settlement from the prehistoric onwards and encountering archaeological remains is likely, although not over riding to allocation.</p> <p><i>Other Comments</i> A number of possibly locally listable buildings within the vicinity of the site.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Potential residents of this site would be anticipated to link in with the wider community of Romsey. Given the scale of the site it is unlikely that any additional community facilities would be provided. The development may support existing community facilities.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a range of employment sites within Romsey and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandlers Ford and Southampton.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal there would be scope for the majority of the provision to be met onsite. The site has access to leisure and cultural facilities in Romsey, as well as the facilities in nearby towns and cities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i> The site is located to the east of Cupernham Lane. Based on the Accession software, the site can access 4 key destinations within 25 minutes, with a further accessible within 30 minutes. There is no access to a hospital with A&amp;E facilities.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i> The SHLAA (2013) sets out that the site has been promoted for residential development</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		by the landowner, therefore it is considered to be available. Subject to the site being considered appropriate, the SHLAA sets out that the site is considered to be achievable within 5 years.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk.</p> <p>There is the potential for this site to have a significant indirect adverse effect on the Mottisfont Bats SAC through the potential loss of foraging habitat for the barbastelle bat. This would need to be given further consideration should the site be taken forward. There is also the potential for an adverse effect on on-site biodiversity, including BAP priority habitat and the potential for protected species to be present on site. Again, further consideration may need to be given to these matters. The proposed biodiversity policy within the Revised Local Plan provides a framework for seeking to avoid and then lessen adverse effects. There is unlikely to be a significant effect on the historic environment associated with this option. The site has the potential of an adverse effect on settlement character and the landscape character in the locality, with the site being quite prominent (tree cover within the site also play a role). There may be scope to lessen the extent of this effect through the design, layout and use of appropriate landscaping of this site (also see proposed policies within the Revised Local Plan DPD on landscape and high quality development)</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
<p>cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>		

Test Valley Borough Council

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Site: Land to east of Braishfield Road (SHLAA Site: 062)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<b>Comments</b> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	+	<b>Comments</b> A site assessment of agricultural land classification by MAFF (1997) identified the majority of the site to be grade 3b agricultural land (no information is available for the rest of the site area). The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> Yes	<b>Comment</b> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.  Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.  There is unlikely to be a significant effect on Emer Bog – the site is outside the area of discharge constraint and it is unlikely to generate significant numbers of visitors to the SAC.	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
		<p>The site is within the 7.5km foraging consultation zone for Mottisfont Bats SAC However aerial photos suggest the site does not include habitats likely to be of key value for barbastelle bats, so it is considered that development here is unlikely to affect this SAC.</p>	
5. Does the site contain any features of biodiversity value?	+/-	SSSI No	<p><i>SINC</i> No</p> <p><i>Comment</i> Site appears to be largely improved grassland / pasture, with a few simple outbuildings. May potentially support some small reptile population if any suitable habitat is present (e.g. rough grassland along hedge boundaries)</p> <p>Great crested newts known to be present in the area and this may have suitable terrestrial habitat and may affect GCN if there are breeding ponds close to the site.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>	<p><i>Landscape character</i> 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> This site falls within an area identified as being of low-medium landscape sensitivity overall (Countryside, 2007). The SHLAA notes the potential of a landscape constraint for this site. Within this area there is a general transition towards a more rural character, although it is noted that development at Abbotswood (to the west) is changing the local character. The site is in close proximity to the Sir Harold Hillier Gardens and Arboretum Park and Garden, which has a role as a heritage asset and in terms of its implications for the landscape.</p> <p>The character of development (and proposals under construction) within the vicinity of the site is variable, with more dense development in other directions. Any development at this site would need to have regard to the local character and this transition between</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		more urban and rural characteristics.
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no Scheduled Ancient Monument on the land nor any recorded archaeological sites. Only limited archaeological evidence has been found in the vicinity. Whilst encountering archaeological remains cannot be ruled out it is not a significant consideration in allocating the site.</p> <p><i>Other Comments</i> The site is in close proximity to the Sir Harold Hillier Arboretum, which is a registered park and garden (to the north). Regard would need to be given to the setting of this asset.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Potential residents of this site would be anticipated to link in with the wider community of Romsey (as well as links with Abbotswood). Given the scale of the site it is unlikely that any additional community facilities would be provided. The development may support existing community facilities.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a range of employment sites within Romsey and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandlers Ford and Southampton.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal there would be scope for the majority of the provision to be met onsite. The site has access to leisure and cultural facilities in Romsey, as well as the facilities in nearby towns and cities.</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site is located to the east of Braishfield Road. Based on the Accession software, the site can access 3 key destinations within 20 minutes, with a further 2 accessible within 30 minutes. There is no access to a hospital with A&amp;E facilities within 30 minutes. The site is in close proximity to development at Abbotswood, which is planned to include a local centre and be supported by improvements to public transport.</p>
13. Are there any issues related to deliverability of this site?	+/-	<p><i>Comment</i></p> <p>The SHLAA (2013) sets out that the site has been promoted for residential development by the landowner and is therefore considered to be available. Subject to the suitability of the site, it is also considered to be achievable within 5 years. It is unlikely that a suitable highway access could be provided for this site in isolation.</p>
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk.</p> <p>There is the potential for this site to have a significant indirect adverse effect on the Mottisfont Bats SAC through the potential loss of foraging habitat for the barbastelle bat, however it is recognised that the habitat present on site is unlikely to be of key value to the species of interest. Subject to the presence of protected species, there is unlikely to be a significant adverse effect on biodiversity (the proposed biodiversity policy within the Revised Local Plan provides a framework to mitigate and seek enhancements). There is unlikely to be a significant effect on the historic environment associated with this option, although regard would need to be given to the setting of the registered park and garden to the north.</p> <p>It is recognised that the local character is changing in conjunction with the construction of Abbotswood; however this site has the potential to have an adverse effect on the local character which at this location is under transition towards a more rural nature. There may be scope to lessen the extent of this effect through the use of appropriate design, layout and landscaping of this site (also see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land at Lodge Farm, Halterworth (SHLAA Site: 078)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<b>Comments</b> This is a greenfield site, it is noted there are agricultural buildings within the site boundary. There are no significant opportunities for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	-	<b>Comments</b> An assessment of agricultural land classification by MAFF (based on a map last revised in 1997) identifies the site as predominantly grade 3a, including an area of grade 3b towards the north. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	-	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> Yes	<b>Comment</b> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.  Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
		<p>This site is outside the Emer Bog area of discharge constraint. Development at this site in proximity to the SAC has the potential to increase recreational use of this designation, which particularly if considered in combination with other developments, could potentially impact on the grazing management of the site.</p> <p>This site is outside the 7.5km foraging consultation zone for the Mottisfont Bats SAC. There are no records of barbastelle bats nearby and the site does not have any key habitat within it. As such there is unlikely to be a significant effect on this designation.</p>		
5. Does the site contain any features of biodiversity value?	+	SSSI/ No	SINC No	<p><i>Comment</i> The site is all open fields, comprising semi-improved or improved grassland. The boundary hedges are likely to be the only feature of interest but only at site level. Small populations of reptiles are likely to be present in some small areas of the boundary habitat (e.g. rougher grass field margins). Open fields may support ground nesting birds.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i> 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> This site falls within an area identified as being of low-medium landscape sensitivity overall (Countryside, 2007). The SHLAA notes the potential of a landscape constraint for this site and that it is a sensitive location between settlements, therefore development on this site may have the potential to reduce the distinction between settlements (i.e. Romsey and North Baddesley). There is some frontage development along the eastern side of Halterworth Lane (including the primary school and residential development) – this side of the road has a less urban appearance than the western side of the road. The undeveloped areas of this site fronting onto Halterworth Lane currently allow a softer edge to this part of the town. If this site was brought forward it would breach the local topography (ridge) thus having a visual impact. There are views from</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		within this site from the public footpath crossing it.
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No archaeological sites have currently been identified within this area, however this does not rule out the potential of archaeological finds - it seems likely that there will be archaeological sites as yet unrecorded within this area. There may need to be further consideration of the archaeological potential of this site. Given the scale of the site it is likely that as yet unlocated archaeological sites will exist within the boundary and some preliminary archaeological survey will be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Residents of this site would be anticipated to link in with the wider community of Romsey. Given the scale of the proposed development, it is unlikely that significant new community facilities would be provided, however the development may support existing facilities within the locality.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a range of employment sites within Romsey and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents. Given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in Romsey, as well as the facilities in nearby towns and cities.</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site is located to the east of Romsey, to the east of Halterworth Road (adjacent to existing residential areas). Based on the Accession software, the site can access 2 key destinations within 15 minutes, with a further 3 accessible within 25 minutes. There is no access to a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+/-	<p><i>Comment</i></p> <p>The SHLAA (2013) sets out that the site has been promoted by the landowner and a developer, therefore it is considered available. Information has not been provided on expected delivery of housing or the timeframe for development. However, the SHLAA sets out that should the site be considered appropriate, it is reasonable to expect some completions in the first 5 years. There may be difficulties in providing an appropriate access point for this site when considered in isolation.</p>
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. Given the proximity of the site to Emer Bog, there is the potential that this option could result in an increase in recreational use of this site, with the potential for an adverse effect on the designation (SAC). The development of this site is unlikely to have a significant adverse effect on biodiversity found on site (subject to the potential of the site boundary features); there may be some opportunities to provide on-site enhancements (see proposed biodiversity policy within the Revised Local Plan DPD). There is unlikely to be a significant adverse effect on the historic environment as a result of this option. The development of this site is anticipated to result in an adverse effect on the landscape and settlement character, including the retention of separation between settlements. There may be some scope to lessen this effect through the use design and layout of the site, along with landscaping measures.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land at Oxlease Farm, Cupernham Lane (SHLAA Site: 084)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	+/-	<p><i>Flood Risk</i> Site contains areas that are within FRZs 2 and 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site contains areas of moderate and high flood risk, predominantly along the western boundary (with the Barge Canal), with areas of flood risk projecting into the site. There may be scope to avoid the areas of flood risk (a current planning application for the site (12/01962/OUTS) proposes development outside the area of flood risk and is accompanied by a flood risk assessment). Should this site be taken forward, the sequential test would need to be taken into account.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<p><i>Comments</i> The site predominantly comprises of a greenfield site however there are a small number of buildings (mainly agricultural) on the site.</p>		
3. How would development of the site impact on soil and geological resources?	?	<p><i>Comments</i> No site specific survey information is available for the agricultural land classification of this site. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
		<p>There is unlikely to be a significant effect on Emer Bog – the site is outside the area of discharge constraint and it is unlikely to generate significant numbers of visitors to the SAC.</p> <p>The site is within the 7.5km foraging consultation zone for Mottisfont Bats SAC and includes habitat which may be important, particularly the areas of woodland within and adjacent to the northern part of the site. The watercourse down the western boundary may be used as a commuting route as this is linked to the River Test.</p> <p>Details submitted with a planning application for this site indicate that barbastelle bats have been identified as using the site (towards the eastern boundary). Based on comments made by the County Ecologist in relation to this application, there may be scope for adverse effects on this SAC to be avoided.</p>	
5. Does the site contain any features of biodiversity value?	-	SSSI No	<p><i>SINC</i> No</p> <p><i>Comment</i> The site is bounded to the west by the River Test SSSI and is close to SINCS. There is a small area of woodland BAP habitat to the centre of the site. Areas of grassland on site appear to be improved or semi-improved; they are of lower intrinsic value but may support reptile species. Development on site may have impacts on protected species associated with the river (e.g. otter, water vole, fish, invertebrates) and also species that may be present on the site (there is a known population of great crested newts in the area and mature trees may support bat roosts). The area may be an important part of a local bat foraging resource or commuting route.</p> <p>It is noted that a current planning application (12/01962/OUTS) has been accompanied by survey information in relation to biodiversity considerations, which indicates the potential for adverse effects to</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			be avoided / mitigated on site.
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>	<p><i>Landscape character</i> 5B: Middle Test Valley Floor, a small portion to the south is also within an urban area (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> This site falls within an area identified as being of medium-high landscape sensitivity overall (Countryside, 2007). The SHLAA notes the potential of a landscape constraint for this site. The level of the land rises across the site to the east and northern parts are quite prominent. The character of this area is less urban than the land to the south. The SHLAA submission proposes lower density development to reflect character.</p> <p>Whilst not a landscape / settlement character designation, it is noted that there are TPOs within and along the boundaries of this site.</p>
7. What is the likely impact of development of this site on the historic environment?	+/-	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings of conservation areas within or adjacent to site.</p>	<p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No substantive archaeological sites are currently identified within this area, but it is a large area flanking the valley. It is noted that early prehistoric through to Roman occupation has favoured the flank of the valley along the Test at similar topographic locations. It seems likely that there will be archaeological sites as yet unrecorded within this area. There may need to be further consideration of the archaeological potential of this site. Some preliminary archaeological survey will be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i> A number of possibly locally listable buildings adjacent to site to the east. Also 59/61 Cupernham Lane within site, at south end, is of local interest. Section of former Andover canal on west boundary of site is a non-designated heritage asset.</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<i>Comment</i> Potential residents of this site would be anticipated to link in with the wider community of Romsey. Given the scale of the site it is unlikely that any additional community facilities would be provided. The development may support existing community facilities.
9. Would development of this site support the ability to meet the need for affordable housing?	+	<i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<i>Comment</i> This site has access to a range of employment sites within Romsey and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandlers Ford and Southampton.
11. Would development of the site support or improve leisure and cultural facilities?	+	<i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal there would be scope for the majority of the provision to be met onsite. The site has access to leisure and cultural facilities in Romsey, as well as the facilities in nearby towns and cities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<i>Comment</i> The site is located to the west of Cupernham Lane. Based on the Accession software, the site can access 4 key destinations within 25 minutes, with access to a further key destination within 30 minutes. There is no access to a hospital with A&E facilities within 30 minutes.
13. Are there any issues related to deliverability of this site?	+	<i>Comment</i> The SHLAA (2013) sets out that the site has been promoted for residential development by the landowner, therefore it is available. It is also considered to be achievable within 5 years, should the site be considered appropriate. It is noted that there are overhead power cables crossing the site that would need to be considered. A planning application is currently under consideration for the majority of this site (reference 12/01962/OUTS) for residential development.
<p>Summary: The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems (which would need to be designed to be sensitive to potential biodiversity assets). It is recognised that the site incorporates an area of flood risk; there would be scope to avoid this area of risk (NPPF provides guidance on flood risk). There is the potential for this site to have a significant indirect adverse effect on the Mottisfont Bats SAC through the potential loss of foraging habitat for the barbastelle bat. This matter would need to be given further consideration should this option be taken forward. This option has the potential of an adverse effect on biodiversity within and adjacent to the site, including protected species associated with the River Test SSSI and the woodland habitat to the centre of the site. There may be scope to provide mitigation so as to reduce the risk of such effects (see proposed biodiversity policy within the Revised Local Plan DPD). At this stage, there is some uncertainty over the degree of impact on the historic environment (in terms of archaeology); this matter may need to be given further consideration should the site be taken forward. The site would also need to be planned so as to be sensitive to the setting of non-designated heritage assets in the vicinity. This option has the potential of an adverse effect on the landscape quality and settlement character, including when accounting for the prominence of parts of the site. The topography of the site may make it more challenging to mitigate this effect.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development. The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Site: Land at Whitenap (SHLAA Site: 126)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<p><i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site does not include any areas of high or moderate flood risk.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<p><i>Comments</i> This is predominantly a greenfield site, with a small number of agricultural buildings towards the east of the site (some of which may be of heritage interest – see below).</p>		
3. How would development of the site impact on soil and geological resources?	+/-	<p><i>Comments</i> A site assessment (excluding Beggarspath Wood) of agricultural land classification by MAFF (1997) identified the majority of the site to be grade 3b agricultural land, with smaller areas of grade 2, 3a and 4 agricultural land. A report submitted by the site promoter on the agricultural land classification (dated 2009) identified the majority of the site to be grade 3b, with areas of grade 3a land and a small area of grade 4 land to the south of the site (excluded Beggarspath Wood).  The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer). The site promoter has submitted a report on mineral potential which sets out that while there are aggregate minerals on site, the potential for extraction is limited when accounting for various site issues.</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?		<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.  Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar)</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
		<p>designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p> <p>This site is outside the Emer Bog area of discharge constraint. There may be some potential for an increase in the recreational use of the SAC; however visitor levels are unlikely to be significant.</p> <p>A small portion of the site (north west) is within the 7.5km foraging consultation zone for Mottisfont Bats. The site contains areas of broadleaved woodland, linked to the surrounding countryside and habitats more closely associated with the SAC including by hedgerows. Given the distance, it is less likely that development here would have a significant effect on the SAC.</p>		
5. Does the site contain any features of biodiversity value?	--	SSSI No	SINC Yes	<p><i>Comment</i></p> <p>This site is largely grassland – survey work has identified that this is of limited diversity, with the open-grown, mature, possibly ancient / veteran trees (in the grassland setting) being the most ecologically valuable features.</p> <p>The site contains a large ancient woodland SINC. The site is likely to support a range of notable and legally protected species associated with the mature trees, woodland and grassland features. Initial ecological work submitted for the site confirms that the woodland has ancient woodland value, some of the grassland habitats are of biodiversity value and the hedges are also of value.</p> <p>There is a bat interest on site but no significant roasts or notably rare species identified.</p> <p>Development of the site should avoid development of this SINC, woodland and hedges. If this was undertaken the performance of the site would be better.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>	<p><i>Landscape character</i> 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p>
		<p><i>Comment</i> The site falls within an area identified as being of medium landscape sensitivity overall (Countryside, 2007). Parts of the site are visually prominent site, with links to the historic landscape (pre-railway to Broadlands estate), with the heritage asset / landscape of Broadlands Registered Park and Garden in close proximity to the site. The hedgerows are an important feature. The SHLAA notes the potential of a landscape constraint for this site. The height of the land rises across the site towards the north east. This site forms part of the view when approaching Romsey from the south – the visibility into this site is variable. It has a more rural appearance towards the south west of the site, where it is most distance from the built-up area of Romsey.</p>	
7. What is the likely impact of development of this site on the historic environment?	+/-	<p><i>Listed Buildings / Conservation Areas</i> There are no listed buildings of Conservation Areas within the site. Nearby Broadlands incorporates a number of listed buildings and structures, including Southampton Lodge (grade II*) which is to the south west of the site.</p>	
		<p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. Some archaeological remains have been identified and it seems likely that as yet un-located archaeological sites will exist within the boundary. It is a large area flanking the valley and early prehistoric through to Roman occupation has favoured the flank of the valley. It seems likely that there will be archaeological sites as yet unrecorded within this area. Some preliminary archaeological survey will be needed at some stage to inform mitigation.</p>	
		<p><i>Other Comments</i> Broadlands Park is a registered park and garden, grade II*. Potentially locally listed buildings include the former house and farm buildings at Whitenap Farm. Also of local interest are Lower Ashfield Farmhouse and farm buildings and Yew Tree Cottage, all at Lower Ashfield, beyond the south end of the site.</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i></p> <p>A new neighbourhood is likely to be formed, with additional community facilities being provided, based on the scale of the proposal. Potential residents are also anticipated to link in with the wider community of Romsey.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i></p> <p>Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i></p> <p>This site has access to a range of employment sites within Romsey and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton. Given the scale of the site, there may be potential to provide employment opportunities on the site.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i></p> <p>Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in Romsey, as well as the facilities in nearby towns and cities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site is located to the south of Romsey; it adjoins residential development to the south of Botley Road (including Tadburn Road and Whitenap Lane). Based on the Accession software, the site can access 2 key destinations within 25 minutes, with a further 3 accessible within 30 minutes. There is no access to a hospital with A&amp;E facilities within 30 minutes.</p> <p>The Romsey and Movement Access Study (and associated update) considered relative accessibility of larger sites around Romsey by walking, cycling and bus to key destinations (not necessarily directly aligning with those considered for the Accession software). This site is noted to have good accessibility via walking and a higher level of accessibility via cycling. It has a reasonable level of accessibility via bus (not as good as some options considered but better than others).</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) notes that the site has been promoted for residential development by the landowner, therefore it is considered to be available. It is noted that the landowner has formed a partnership with house builders. The SHLAA sets out that subject to the site being considered appropriate, dwelling completions could be achieved within 5 years, although development of the site may be spread over the plan period. The site is adjacent to the railway line (to the west of the site) and the A27 (to the south), these factors would need to be taken into account including in terms of noise and vibration. The SHLAA suggests that the site may have an impact on the highway network, which may require further consideration. It is noted that there are overhead power cables crossing the site that would need to be considered.</p> <p>A noise report has been submitted by the site promoter, looking at potential noise constraints across the site. Whilst it is noted that there may be a higher noise levels that require mitigation adjacent to Luzborough Lane (A27) and the railway line, the majority of the site is free from noise constraints. It also identifies that vibration from the railway line would not constrain development of the site.</p> <p>The Romsey and Movement Access Study (and associated update) considered the implications on the highway network, suggesting that a southern option for development around Romsey may have a lesser impact on the town's highway network than other options.</p>
<p>Summary:</p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. A small section of this site lies within the foraging consultation zone for Mottisfont Bats SAC – the potential effect on this designation is likely to require further consideration should this option be taken forward. There is also the potential of an adverse effect on biodiversity on site, particularly in relation to the ancient / veteran trees, the ancient woodland SINC, and hedgerows. There is scope to lessen the effect on biodiversity through the use of mitigation (see proposed biodiversity policy within the</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>Revised Local Plan DPD). There is the potential of an adverse effect on the historic environment through potential effects on the setting of heritage assets (referred to above); there is scope to lessen the effect on these assets through sensitive design (see proposed heritage policy within the Revised Local Plan DPD). It is likely that there would need to be further consideration of the archaeological potential of the site. There is also the potential of an adverse effect on the settlement character and landscape, when accounting for the prominence of parts of the site (including in relation to the southerly approach to Romsey). There may be scope to lessen these effects through the design and layout of the site in conjunction with appropriate landscaping measures (see proposed policies within the Revised Local Plan DPD on landscape and high quality development).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement (also note the potential to provide employment opportunities on site to support this).</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development. There would need to be consideration of the potential effect on prospective residents of noise associated with the railway line.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land at Luzborough House (SHLAA Site: 145)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<b>Comments</b> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	+	<b>Comments</b> An assessment of agricultural land classification by MAFF (based on a map last revised in 1997) identified the site as grade 3b land. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> Yes	<b>Comment</b> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.  Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.  This site is outside the Emer Bog area of discharge constraint. There may be some potential for increased recreational use of the SAC, however visitor levels from this site are unlikely to be significant.	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
				This site is outside the 7.5km foraging consultation zone for Mottisfont Bats SAC and does not support habitats of key importance for barbastelle bats, nor are good habitat linkages present.
5. Does the site contain any features of biodiversity value?	+	SSSI/ No	SINC No	<i>Comment</i> The site is likely to be largely improved but somewhat derelict grassland, probably old lawn. It may have some potential to support small populations of slow worms. It is bounded by development. It is likely to be of limited ecological value.
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	+/-	<i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.		<i>Landscape character</i> 3A: Baddesley Mixed Farm and Woodland, within an urban area (Test Valley Community Landscape Project, 2004).
		<i>Comment</i> This site was not assessed as part of the landscape sensitivity study but lies adjacent to existing development and between sites assessed as being of low-medium (to the north) and medium (to the south west) sensitivity overall (a separate broad assessment is provided at the landscape scale) (Countryside, 2007). This site is adjacent to existing built-up area of Romsey. It currently comprises an undeveloped space between the edge of residential development and the Luzborough Public House It will be important to consider the retention of the hedgerow along the southern boundary. Regard should also be given to the local settlement character. The site is adjacent to the area covered by the Look At Romsey SPD.		
7. What is the likely impact of development of this site on the historic environment?	+/-	<i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site. The Luzborough Public House, adjoining the site to the east, is listed grade II* and the associated walled garden and summerhouse are listed grade II. The setting of these assets would need to be taken into account.		
		<i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No archaeological sites have currently been identified within this area, however this does not rule out the potential of archaeological finds. There may need to be further consideration of the archaeological		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		potential of this site.
		<i>Other Comments</i> The gardens associated with the Luzborough Public House are on the Hampshire Register of Parks and Gardens and are therefore of local interest. The setting of this feature will need to be taken into account.
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<i>Comment</i> Potential residents of this site are anticipated to link in with the wider community of Romsey. Given the scale of the site, it is unlikely that new community facilities would be provided. The development may support existing community facilities.
9. Would development of this site support the ability to meet the need for affordable housing?	+	<i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<i>Comment</i> This site has access to a range of employment sites within Romsey (e.g. Abbey Park) and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.
11. Would development of the site support or improve leisure and cultural facilities?	+	<i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met offsite. The site has access to leisure and cultural facilities in Romsey, as well as the facilities in nearby towns and cities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<i>Comment</i> The site is to the south east of Romsey, between Luzborough Lane and Botley Road. Based on the Accession software, the site has access to 5 key destinations within 15 minutes. There is limited access to a hospital with A&E facilities within 30 minutes.
13. Are there any issues related to deliverability of this site?	+	<i>Comment</i> The SHLAA (2013) notes that the site has been promoted by the landowner, therefore is considered available. It also sets out that development is considered achievable within 5 years. The SHLAA notes that access from Luzborough Lane would not be acceptable.

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to the potential presence of slow worms); there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). There is the potential of an adverse effect on the setting of The Luzborough Public House and associated heritage assets; this option would need to be planned to be sensitive to the historic environment (which would be required through the proposed heritage policy within the Revised Local Plan DPD). This site lies adjacent to existing residential development on the edge of Romsey and would result in the loss of an undeveloped space, it is likely to be beneficial to retain the hedgerow along the southern boundary.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>		

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Site: Land at Peel Close (SHLAA Site: 183)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<i>Comments</i> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	?	<i>Comments</i> No site specific survey information is available for the agricultural land classification of this site.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes	<i>Comment</i> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.  Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.  The site is wholly within the 7.5km foraging consultation zone for Mottisfont Bats SAC. Parts of the site (notably the boundaries and a broader strip along the north west boundary) includes woodland / tree belts. However the scale of these is such that the loss of	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
		<p>these is unlikely to affect the SAC if barbastelles do use this area.</p> <p>This site is outside the Emer Bog area of discharge constraint. Development in proximity to the SAC has the potential to increase recreational use of this designation, which particularly if considered in combination with other developments, could potentially impact on the grazing management of the site. However, given the distance to this designation, visitor levels from this far away are unlikely to be significant.</p>		
5. Does the site contain any features of biodiversity value?	-	SSSI/ No	SINC Yes	<p><i>Comment</i> Much of the site appears to be grazed pasture, of limited ecological value. However much of the western / south-western parts are SINC and / or BAP wet woodland priority habitat.</p> <p>Also has potential to support a range of legally protected species including reptiles, bats (roosting in trees and foraging in suitable habitat), dormice and breeding birds, as well as diverse botanical assemblage in areas not in the main horse pasture.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	+/-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i> 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> The site is not covered by a site scale assessment of landscape sensitivity however a broad assessment is provided at the landscape scale (Countryside, 2007). This site is more contained than other SHLAA sites within the locality by virtue of the woodland block to the east, housing to the north and west and the road to the south. Vegetation along this transport route is important to local distinctiveness. Should the site be taken forward, rooflines should be contained below the tree line to the east to minimise its</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>impacts.</p> <p>Whilst not a landscape / settlement character designation, it is noted that there are TPOs within the site.</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No conservation area within the site or immediate vicinity. Grade II listed The Hunters (PH) lies to the west of the site and its setting and the potential impact of any development would need to be assessed if any proposals came forward.</p> <p><i>Archaeological Significance</i> There are no Scheduled Ancient Monument on the land nor any recorded archaeological sites. Only limited archaeological evidence has been found in the vicinity; however the presence of the stream leading down to the Test is potentially associated with early prehistoric activity. Whilst encountering archaeological remains cannot be ruled out it is not a significant consideration in allocating the site.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Potential residents of this site are anticipated to link in with the wider community of Romsey. Given the scale of the site, it is unlikely that new community facilities would be provided. The development may support existing community facilities.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a range of employment sites within Romsey and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met offsite. The site has access to leisure and cultural facilities in Romsey, as well as the</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		facilities in nearby towns and cities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i></p> <p>The site is located between Peel Close and Winchester Road. Based on the Accession software, the site can access 4 key destinations in 20 minutes, with a further key destination accessible within 25 minutes. Part of the site is also able to access a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) sets out that the site has been promoted by the landowner and a developer, therefore is considered to be available. The site is also considered to be achievable. It is noted that there are overhead power cables crossing the site that would need to be considered.</p>
<p><b>Summary:</b></p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk.</p> <p>There is the potential for this site to have an indirect adverse effect on the Mottisfont Bats SAC through the potential loss of foraging habitat for the barbastelle bat, however it is recognised that the scale of any loss is unlikely to be significant. There is the potential for an adverse effect on biodiversity, subject to the presence of protected species and the BAP priority habitat / SINC habitat on site. The proposed biodiversity policy within the Revised Local Plan provides a framework to mitigate and seek enhancements. There is unlikely to be a significant effect on the historic environment associated with this option, although regard would need to be given to the setting of the listed building to the west.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Test Valley Borough Council

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Site: Land west of Highwood Lane, Halterworth (SHLAA Site: 190)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<b>Comments</b> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	-	<b>Comments</b> An assessment of agricultural land classification by MAFF (based on a map last revised in 1997) identified the majority of the site to be grade 2, with the rest of the site identified as grade 3a land. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	-	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> Yes	<b>Comment</b> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.  Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.  This site is outside the Emer Bog area of discharge constraint. Development at this site in proximity to the SAC has the potential to increase recreational use of this designation, which particularly if	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
		<p>considered in combination with other developments, could potentially impact on the grazing management of the site.</p> <p>The site is outside the 7.5km foraging consultation zone for Mottisfont Bats SAC. There are no records of barbastelle bats nearby and the site does not have any key habitat types within it, as such development in this location is unlikely to have a significant effect on this designation.</p>		
5. Does the site contain any features of biodiversity value?	+	SSSI No	SINC No	<p><i>Comment</i> The site appears to be an arable field, likely to be of little ecological value. The site boundaries may have some value (hedges / trees) but in general the site has lower value.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i> 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No archaeological sites have currently been identified within this area, however this does not rule out the potential of archaeological finds. There may need to be further consideration of the archaeological</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>potential of this site and some preliminary archaeological survey may be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> This site would be slightly isolated from the local community within the surrounding area if it came forward on its own. However, any residents of this site would be able to link in with the wider community of Romsey, given the scale of this site alone it is unlikely that additional significant community facilities would be provided on site. The development may support existing community facilities.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a range of employment sites within Romsey and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents. Given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in Romsey, as well as the facilities in nearby towns and cities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i> The site is located to the east of Romsey, adjacent to Highwood Lane. Based on the Accession software, the site can access 5 key destinations within 20 minutes. There is no access to a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+/-	<p><i>Comment</i> The SHLAA (2013) notes that the site has been promoted by the landowner and a developer, therefore is considered to be available. Information has not been submitted on the expected delivery of housing or estimated timeframes. Should the site be</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		considered appropriate for development, it is reasonable to expect some completions in the first 5 years. It is noted that there are overhead cables crossing the site that would need to be considered. In highways terms, it may be more appropriate if this option was considered as part of a wider scheme rather than in isolation.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. Given the proximity of the site to Emer Bog, there is the potential that this option could result in an increase in recreational use of this site, with the potential for an adverse effect on the designation (SAC). The development of this site is unlikely to have a significant adverse effect on biodiversity found on site (subject to the potential of the site boundary features); there may be some opportunities to provide on-site enhancements (see proposed biodiversity policy within the Revised Local Plan DPD). There is unlikely to be a significant adverse effect on the historic environment as a result of this option. The development of this site is anticipated to result in an adverse effect on the landscape and settlement character, including the retention of separation between settlements, particularly as this parcel is isolated from any other substantial development.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
<p>community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>		

Test Valley Borough Council

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Site: Land north of Botley Road, Halterworth (SHLAA Site: 191)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<p><i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site does not include any areas of high or moderate flood risk.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<p><i>Comments</i> This site predominantly comprises of agricultural land, with the south east corner of the site used as a depot by Hampshire County Council effectively comprising of outdoor storage (no buildings on this site).</p>		
3. How would development of the site impact on soil and geological resources?	-	<p><i>Comments</i> An assessment of agricultural land classification by MAFF (based on a map last revised in 1997) identified the majority of the site to be grade 3a land, with the fringes classed as grade 2 (to the north) and grade 3b (to the south). The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p> <p>This site is outside the Emer Bog area of discharge constraint. Development at this site in proximity to the SAC has the potential to increase recreational use of this designation, which particularly if</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
		<p>considered in combination with other developments, could potentially impact on the grazing management of the site.</p> <p>The site is outside the 7.5km foraging consultation zone for Mottisfont Bats SAC. There are no records of barbastelle bats nearby and the site does not have any key habitat types within it, as such development in this location is unlikely to have a significant effect on this designation.</p>		
5. Does the site contain any features of biodiversity value?	+	SSSI/ No	SINC No	<p><i>Comment</i> The site appears to be improved arable grassland fields, likely to be of little ecological value. The site boundary features may have some value (trees / hedges) but in general the site has a lower value.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i> 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings within the site, but Luzborough Cottage at the south west corner of the site is listed grade II. No Conservation Areas within or adjacent to the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No archaeological sites have currently been identified within this area, however this does not rule out the potential of archaeological finds. There may need to be further consideration of the archaeological</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>potential of this site and some preliminary archaeological survey may be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Any residents of this site would be able to link in with the wider community of Romsey, given the scale of this site alone it is unlikely that additional significant community facilities would be provided on site. The development may support existing community facilities.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a range of employment sites within Romsey and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in Romsey, as well as the facilities in nearby towns and cities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i> The site is located to the east of Romsey, adjacent to Highwood Lane and Botley Road. Based on the Accession software, the site can access 5 key destinations within 20 minutes. There is limited access to a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+/-	<p><i>Comment</i> The SHLAA (2013) notes that the site has been promoted for residential development by the landowner and a developer, therefore it is considered available. Information has not been provided on the expected delivery of housing or the estimated timeframe. Should the site be considered appropriate for development, it is reasonable to expect</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		some completions within the first 5 years. It is noted that there are overhead power cables crossing the site that would need to be considered.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. Given the proximity of the site to Emer Bog, there is the potential that this option could result in an increase in recreational use of this site, with the potential for an adverse effect on the designation (SAC). The development of this site is unlikely to have a significant adverse effect on biodiversity found on site (subject to the potential of the site boundary features); there may be some opportunities to provide on-site enhancements (see proposed biodiversity policy within the Revised Local Plan DPD). There is unlikely to be a significant adverse effect on the historic environment as a result of this option (subject to being planned in such a way as to be sensitive to the setting of Luzborough Cottage). The development of this site is anticipated to result in an adverse effect on the landscape and settlement character, including the retention of separation between settlements.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Test Valley Borough Council

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Site: Pond Cottage (SHLAA Site: 196)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<p><i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site does not include any areas of high or moderate flood risk.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<p><i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.</p>		
3. How would development of the site impact on soil and geological resources?	+	<p><i>Comments</i> A site assessment of agricultural land classification by MAFF (1993) identified the majority of the site to be grade 4 agricultural land, with a small area of non-agricultural (woodland) land. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p> <p>The site is outside the Emer Bog area of discharge constraint and is unlikely to contribute to any significant increase in recreational use of this SAC.</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
				The site is within the 7.5km foraging consultation zone for Mottisfont Bats SAC; the surrounding woodland habitat may provide habitat opportunities for barbastelle bats although on-site habitats are not optimal for barbastelle bats.
5. Does the site contain any features of biodiversity value?	+/-	SSSI/ No	SINC No	<p><i>Comment</i> The site appears to be semi-improved grassland / pasture of limited ecological value. However, the site is bounded to the south and east by ecologically diverse SINC.</p> <p>This area falls within the Ampfield-Baddesley-Chilworth-Lordshill Biodiversity Opportunity Area.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	+	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i> 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	+/-	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. Little is currently identified within this site, however additional finds cannot be ruled out. It is noted that there was a prisoner of war camp at this location and recent work has suggested that archaeological evidence of this period of value can be encountered, that sheds light on the lives in prisoner of war camps not generally recorded in contemporary accounts. There may</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>need to be further consideration of the archaeological potential of this site.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Potential residents of this site are anticipated to link into the wider community of Romsey. Given the scale of the proposal it is unlikely that any significant new community facilities would be provided. The development may support existing community facilities.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a range of employment sites within Romsey and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents. Given the scale of the proposal it would be likely that the majority of the provision would be met offsite. The site has access to leisure and cultural facilities in Romsey, as well as the facilities in nearby towns and cities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i> The site located to the north east of Romsey, south of Woodley Close. Based on the Accession software, the site can access 2 key destinations within 15 minutes, with a further 3 accessible within 30 minutes. There is no access to a hospital with A&amp;E facilities within 30 minutes. It is noted that a new local centre is proposed at Abbotswood which is to the east of this site.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i> The SHLAA (2013) sets out that the site has been promoted by the landowner, therefore is considered available. The site is also considered achievable. In terms of highways, there may need to be further consideration of access arrangements including in terms of potential issues with addition traffic at the junction between Braishfield Road</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		and Woodley Lane.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. There is the potential for this site to have a significant indirect adverse effect on the Mottisfont Bats SAC through the potential loss of foraging habitat for the barbastelle bat. This matter would need to be given further consideration should this option be taken forward. There is the potential for an adverse effect on biodiversity in terms of indirect effects on the ecologically diverse SINC that bounds the site to the west and south. There would be scope to provide mitigation measures to lessen such effects (see proposed biodiversity policy within the Revised Local Plan DPD). At this stage, there is some uncertainty over the degree of impact on the historic environment (in relation to archaeology); this matter may need to be given further consideration should the site be taken forward. This option is unlikely to have a significant adverse effect on the landscape and settlement character.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development. The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>		

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Site: Land at corner of Highwood Lane, Halterworth (SHLAA Site: 206)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<p><i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site does not include any areas of high or moderate flood risk.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<p><i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.</p>		
3. How would development of the site impact on soil and geological resources?	+	<p><i>Comments</i> A site assessment of agricultural land classification by MAFF (1993) identified the majority of the site to be grade 3b land (information not available for the entire site). The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, Mottisfont Bats SAC, The New Forest SAC, New Forest SPA, New Forest Ramsar, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p> <p>This site is outside the Emer Bog area of discharge constraint. Development at this site in proximity to the SAC has the potential to increase recreational use of this designation, which particularly if</p>	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
		<p>considered in combination with other developments, could potentially impact on the grazing management of the site.</p> <p>A small area of the site is within the 7.5km foraging consultation zone but the site does not support key habitat types associated with barbastelle bats.</p>		
5. Does the site contain any features of biodiversity value?	+	SSSI/ No	SINC No	<p><i>Comment</i></p> <p>The site comprises open fields of improved or semi-improved grassland. Boundary hedges are likely to be the main feature of interest but only at site level. Small populations of reptiles are likely to be present in some small areas of boundary habitat (e.g. rougher grass field margins). The open fields may support ground nesting birds.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i></p> <p>Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i></p> <p>3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i></p> <p>No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i></p> <p>There are no SAMs within the vicinity of the site. No archaeological sites have currently been identified within this area, however this does not rule out the potential of archaeological finds. There may need to be further consideration of the archaeological</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		potential of this site.
		<i>Other Comments</i> No Historic Parks and Gardens within the vicinity.
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<i>Comment</i> Residents of this site would be anticipated to link in with the wider community of Romsey. Given the scale of the site it is unlikely that any additional community facilities would be provided. The development may support existing community facilities.
9. Would development of this site support the ability to meet the need for affordable housing?	+	<i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<i>Comment</i> This site has access to a range of employment sites within Romsey and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.
11. Would development of the site support or improve leisure and cultural facilities?	+	<i>Comment</i> Public open space would need to be provided to support additional residents. Given the scale of the proposal there may be likely the potential for some of the provision onsite. The site has access to leisure and cultural facilities in Romsey, as well as the facilities in nearby towns and cities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<i>Comment</i> The site is located to the east of Romsey, adjacent to Halterworth Road and Highwood Lane. Based on the Accession software, the site can access 2 key destinations within 15 minutes, with a further 3 key destinations accessible within 30 minutes. There is no access to a hospital with A&E facilities within 30 minutes.
13. Are there any issues related to deliverability of this site?	+	<i>Comment</i> The SHLAA (2013) sets out that the site has been promoted by the landowner, therefore it is considered to be available. It is also considered to be achievable.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. Given the proximity of the site to Emer Bog, there is the potential that this option could result in an increase in recreational use of this site, with the potential for an adverse effect on the designation (SAC). The development of this site is unlikely to have a significant adverse effect on biodiversity found on site (subject to the potential of the site boundary features); there may be some opportunities to provide on-site enhancements (see proposed biodiversity policy within the Revised Local Plan DPD). There is unlikely to be a significant adverse effect on the historic environment as a result of this option. The development of this site is anticipated to result in an adverse effect on the landscape and settlement character, including the retention of separation between settlements.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land at Great Covert (SHLAA Site: 107)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	+	<p><i>Flood Risk</i> Site contains areas that are within FRZs 2 and 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site contains a small area of moderate and high flood risk towards the east of the site. There is scope to avoid the area identified as being at risk. Should this site be taken forward, the sequential test would need to be taken into account.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<p><i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.</p>		
3. How would development of the site impact on soil and geological resources?	?	<p><i>Comments</i> No site specific survey information is available for the agricultural land classification of this site. The site is not used for agricultural purposes.</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, The New Forest SAC, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>This site is likely to be served by Chickenhall Waste Water Treatment Works. There a limit to the capacity available at this works (based on the impact on the River Itchen SAC) to serve development within a number of local authority areas. Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
		<p>This site is outside the Emer Bog area of discharge constraint. Development in proximity to the SAC has the potential to increase recreational use of this designation, which particularly if considered in combination with other developments, could potentially impact on the grazing management of the site.</p>	
<p>5. Does the site contain any features of biodiversity value?</p>	--	<p>SSSI/ No</p>	<p><i>SINC</i> Yes</p> <p><i>Comment</i> The site is all within Great Covert SINC, much of the site is covered by either ancient woodland and / or BAP Priority Habitat. The site is of county value. Aerial photos suggest areas of woodland have been cleared, but these areas are still likely to have much value.</p> <p>Development at this site is likely to have high adverse impacts on a range of legally protected species and it would be difficult to avoid, mitigate or compensate for these impacts.</p> <p>This area falls within the Ampfield-Baddesley-Chilworth-Lordshill Biodiversity Opportunity Area.</p> <p>The site promoter has identified that while the proposal would result in the loss of ancient woodland, there would be an opportunity to secure the long term management of the remainder of the woodland.</p>
<p>6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?</p>		<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p> <p><i>Comment</i> This site falls within an area identified as being of medium landscape sensitivity overall (Countryside, 2007) but in itself the site is considered to be of high landscape sensitivity. The level of the land rises towards the north west of the site. The SHLAA notes the site to be in a sensitive location between settlements, therefore the</p>	<p><i>Landscape character</i> 2B: North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>development of this site has the potential to reduce the distinction between settlements (Valley Park and North Baddesley). This woodland block (which includes ancient woodland) comprises of a key characteristic of the landscape, including providing separation between settlements and visual containment to a large urban block. The settlement character of the area is different to the south and east of site.</p> <p>Whilst not a landscape / settlement character designation, it is noted that the site is covered by a group TPO.</p>
7. What is the likely impact of development of this site on the historic environment?	+/-	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. An ROC site is recorded, and this might be accommodated within the development or help to inform the sense of place. Little is currently recorded for this site, however the potential for important archaeological sites to be preserved within the woodland unrecorded is high and archaeological sites were encountered during development when land to the east was developed, as well as important archaeological sites found and preserved within woodland. There may need to be further consideration of the archaeological potential of this site. Some preliminary archaeological survey will be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Given the scale of the proposed development, it is unlikely that significant new community facilities would be provided, however the development may support existing facilities within the locality.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site	+	<p><i>Comment</i> This site has access to a number of employment sites within the vicinity of Valley Park</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
close to a range of employment opportunities?		and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in Valley Park and the facilities in nearby towns and cities. It is noted that through representations on this site, the promoters are indicating that additional land within the same ownership could be made available for public recreation.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i> The site is located to the west of Valley Park, adjoining Castle Lane (to the south). Based on the Accession software, the site can access 2 key destinations within 20 minutes, with a further 3 accessible within 30 minutes. There is no access to a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i> The SHLAA (2013) sets out that this site is promoted for development by the landowner and is therefore considered available. It is put forward that some development may be achievable within 5 years should the site be considered appropriate. The SHLAA suggests that the site may have an impact on the highway network (including in terms of the capacity of the local highway network), which may require further consideration.</p>
<p>Summary: The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is recognised that the site incorporates an area of flood risk; there would be scope to avoid this area of risk (NPPF provides guidance on flood risk). This option is likely to have an adverse effect on biodiversity, including in relation to an area designated as a SINC, identified as ancient woodland and containing priority BAP habitat, which is also likely to support protected species. It has been highlighted that it would be difficult to avoid, mitigate or compensate for these losses. At this stage, there is some uncertainty over the degree of impact on the historic environment (primarily in terms of archaeology); this matter may need to be given further consideration should the site be taken forward. This proposal is anticipated to result in an adverse effect on the landscape character (including in relation to a landscape feature i.e. the woodland) and on settlement character, including retaining separation between settlements. It is likely to be difficult to</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>mitigate for the opening up of the woodland.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land north of Flexford Road (SHLAA Site: 110)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<b>Comments</b> This is a predominantly greenfield site, however there are a small number of dwellings located along the southern side of the site.		
3. How would development of the site impact on soil and geological resources?	+/-	<b>Comments</b> Site assessments of agricultural land classification by MAFF (1997) identified the site to be primarily grade 3b agricultural land, with grade 2 and 3a agricultural land. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> Yes	<b>Comment</b> Sites within 10km: Emer Bog SAC, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.  This site is likely to be served by Chickenhall Waste Water Treatment Works. There is a limit to the capacity available at this works (based on the impact on the River Itchen SAC) to serve development within a number of local authority areas.  Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.	

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			<p>This site is outside the Emer Bog area of discharge constraint. Development at this site may have some potential to increase recreational use of the SAC but visitor levels are unlikely to be significant.</p>
<p>5. Does the site contain any features of biodiversity value?</p>	+/-	<p>SSSI/ No</p>	<p><i>SINC</i> Yes</p> <p><i>Comment</i>  The site appears to be largely agricultural grassland, probably semi-improved but of unknown ecological value. There are small areas of SINC to the north of the site – grassland and pools. The site is bordered to the north and part of the south by areas of ecological value.</p> <p>From the SHLAA submission it appears that it the SINC are not proposed to be developed on.</p> <p>This area falls within the Ampfield-Baddesley-Chilworth-Lordshill Biodiversity Opportunity Area.</p>
<p>6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?</p>	-	<p><i>Within / adjoining AONB or National Park?</i>  Not within or adjoining the New Forest National Park.</p> <p><i>Comment</i>  This site falls within an area identified as being of medium-high landscape sensitivity overall (Countryside, 2007). The level of the land rises towards the west of the site. At present there is limited development to the north of Flexford Road, to the west of the railway line. The SHLAA notes that the site is in a sensitive location between settlements, therefore there is the potential for development in this location to reduce the distinction between nearby settlements. The settlement character in this area is variable – with Valley Park to the south, but with limited (low density) development along Flexford Road. An indicative plan submitted for the SHLAA set out that development would be focused towards the north and east, with open space towards the west. If this site was developed, it would be important to establish a clear boundary</p>	<p><i>Landscape character</i>  2B: North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		to the west of the site.
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No archaeological sites have currently been identified within the area, however this does not rule out potential archaeological finds. Archaeological sites of prehistoric and Roman date were encountered during the development to the south. There may need to be further consideration of the archaeological potential of this site and potentially some preliminary archaeological survey will be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> The site is slightly separated from the existing communities but has the potential to link to the communities in Valley Park and Chandler's Ford. Given the scale of the proposal, it is unlikely that any new significant community facilities would be provided. The development may support existing community facilities.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a number of employment sites within the vicinity and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandlers Ford and Southampton.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in Valley Park, as well as the facilities in nearby towns and cities.</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+/-	<p><i>Comment</i></p> <p>The site is to the north of the existing residential development at Valley Park. Based on the Accession modelling, the site can access 2 key destinations within 20 minutes, with a further 2 accessible within 30 minutes. The majority of the site can access an additional key destination within 30 minutes. None of the site can access a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i></p> <p>The SHLAA (2013) sets out that the site has been promoted by the landowner and a house builder, therefore it is considered to be available. It is also considered to be achievable, with the site being promoted as deliverable within 5 years. The SHLAA notes that the site is adjacent to the railway line, this may need further consideration including in relation to noise and vibration.</p>
<p>Summary:</p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of some best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. This option has the potential of resulting in an adverse effect on biodiversity in relation to the SINC's that are within the site boundary, although the site has been promoted on the basis of no development within the SINC's. There may be scope for mitigation and potentially enhancement of biodiversity (see proposed biodiversity policy within the Revised Local Plan DPD). There is unlikely to be a significant effect on the historic environment, subject to the archaeological potential of the area. This option would have an adverse effect on the settlement character (including the retention of separation between settlements) and on the landscape quality.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement; whilst noting the close proximity to a train station, it is envisaged that this site may have less scope to promote more sustainable patterns of travel than some of the other options.</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
<p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Site: Land to north and south of Flexford Road (1) (SHLAA Site: 120)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<p><i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site does not include any areas of high or moderate flood risk.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<p><i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.</p>		
3. How would development of the site impact on soil and geological resources?	?	<p><i>Comments</i> No site specific survey information is available for the agricultural land classification of this site. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>This site is likely to be served by Chickenhall Waste Water Treatment Works. There is a limit to the capacity available at this works (based on the impact on the River Itchen SAC) to serve development within a number of local authority areas.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p> <p>This site is outside the Emer Bog area of discharge constraint.</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			Development at this site may have some potential to increase recreational use of the SAC but visitor levels are unlikely to be significant.
5. Does the site contain any features of biodiversity value?	+/-	SSSI/ No	<p data-bbox="1037 406 1173 914"><i>SINC</i> No</p> <p data-bbox="1173 406 2078 914"><i>Comment</i> The northern section may be somewhat more diverse grassland (semi-improved) given its location and adjacent habitats. There is ancient woodland SINC to the west of the northern section.</p> <p data-bbox="1173 579 2078 914">The southern section appears to be arable with little ecological interest on site. Ancient woodland SINC is located to the southern and eastern boundaries. Possibly there could be ground nesting birds in the arable land, with reptiles in the northern grassland section boundaries. There is a small section of hedge / trees across the centre of the southern section – this may have some limited value at site level.</p> <p data-bbox="1173 850 2078 914">This area falls within the Ampfield-Baddesley-Chilworth-Lordshill Biodiversity Opportunity Area.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p data-bbox="920 914 1424 983"><i>Within / adjoining AONB or National Park?</i></p> <p data-bbox="920 983 1424 1054">Not within or adjoining the New Forest National Park.</p>	<p data-bbox="1424 914 2078 1054"><i>Landscape character</i> 2B: North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).</p> <p data-bbox="1424 1054 2078 1390"><i>Comment</i> The majority of this site falls within an area identified as being of medium landscape sensitivity overall (Countryside, 2007). This site is relatively high up, with views of it possible from Ampfield. The SHLAA identifies a landscape constraint for this site, it also sets out that the site is in a sensitive location between settlements, therefore the proposal may contribute to reducing the distinction between settlements. This is particularly the case as the site would be bridging the woodland boundary around Valley Park. The site comprises of two parcels of land, either side of Flexford Road. If the parcel to the north was developed this may seem out of character with the local area - there is limited development to the north of Flexford Road at present. Both</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		parcels may contribute to reducing the distinction between settlements.
7. What is the likely impact of development of this site on the historic environment?	+/-	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings within the site but Manor Farmhouse and barn (grade II) are west south west of the site, further down Flexford Road. No conservation areas within or adjacent to the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the site however it is adjacent to (possibly includes part of) a nationally important monument and some consideration of impact on fabric and setting will be required. Preserving the site and its setting is important but the presence of the ancient burial mound might contribute to the development within green infrastructure. Archaeological sites of prehistoric and Roman date were encountered during the development to the south. There may need to be further consideration of the archaeological potential of this site and potentially some preliminary archaeological survey will be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i> Buildings at Castlehill Farm and Keepers Cottage may be locally listable. No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> This site is slightly separated from the main communities within the local area. It would be anticipated that potential residents would be more likely to link with the community at Valley Park – this may depend on how the site is linked to the existing built up area. The scale of the site is unlikely to result in significant new community facilities. The development may support existing community facilities.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a number of employment sites within the vicinity and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton. The SHLAA submission promoted this site for residential development, with the potential for employment or recreational space to the north of Flexford Road.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i></p> <p>Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in Valley Park, as well as the facilities in nearby towns and cities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+/-	<p><i>Comment</i></p> <p>The site is located to the north and south of Flexford Road. Based on the Accession software, all of the site can access 2 key destinations within 30 minutes, with most of the site able to access a further key destination within 30 minutes. Parts of the site are able to access a 5<sup>th</sup> key destination with none of the site able to access a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+/-	<p><i>Comment</i></p> <p>The SHLAA (2013) notes that the site has been promoted for residential development by the landowner, therefore it is considered to be available. It is also noted that there has been a stated interest from developers. The SHLAA identified that the site is considered to be achievable. There may be access issues and difficulties with the local highway network in relation to this site.</p>
<p><b>Summary:</b></p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. There is some uncertainty remaining as to the level of effect of this option on biodiversity, for example depending on the potential interest of the northern section of the site and the potential effect on ancient woodland SINCS adjacent to the site. At this stage, there is some uncertainty over the degree of impact on the historic environment (in terms of archaeology); this matter may need to be given further consideration should the site be taken forward. This option would have an adverse effect on the settlement character (including the retention of separation between settlements) and on the landscape quality.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>movement; there may be less scope to achieve sustainable travel patterns at this location than at other options.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Site: Land to north and south of Flexford Road (SHLAA Site: 121)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<b>Comments</b> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.	
3. How would development of the site impact on soil and geological resources?	?	<b>Comments</b> Site specific survey information is not available for the agricultural land classification of the whole site. An assessment of agricultural land classification by MAFF (based on a map last revised in 1997) for parts of the site (towards the south west) indicate areas of grade 2, 3a and 3b land. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).	
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	-	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> Yes	<b>Comment</b> Sites within 10km: Emer Bog SAC, The New Forest SAC, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.  This site is likely to be served by Chickenhall Waste Water Treatment Works. There is a limit to the capacity available at this works (based on the impact on the River Itchen SAC) to serve development within a number of local authority areas.  Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
		<p>and Mitigation Project in relation to the latter.</p> <p>Part of this site (to the west) is within the Emer Bog surface water discharge constraint zone; as such development at this site may have an impact on the hydrology of Emer Bog. Development on some parts of this site in proximity to the SAC has the potential to increase recreational use of this designation, which particularly if considered in combination with other developments, could potentially impact on the grazing management of the site</p>		
5. Does the site contain any features of biodiversity value?	+/-	SSSI/ No	SINC No	<p><i>Comment</i> This area mainly comprises grassland, with some small SINCS to the north of the area. This area falls within the Ampfield-Baddesley-Chilworth-Lordshill Biodiversity Opportunity Area. This area has been considered in more detail through other sites.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i> 2B: North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).</p> <p><i>Comment</i> The majority of this site falls within areas identified as being of either medium or medium-high landscape sensitivity overall (Countryside, 2007). This area has a high degree of landscape integrity (i.e. largely unspoilt) when accounting for the landscape character and limited development within the immediate vicinity. The hedgerows and field patterns are important. The SHLAA notes the potential of a landscape constraint for this site, whilst also noting that the proposal would focus on development to the east (nearest the existing housing) with agricultural and woodland activities towards the west. The topography within this site is variable, with the high of land generally increasing to the north and west. The SHLAA also notes that the site is in a sensitive location between settlements, therefore development in this location has the potential to reduce the distinction between settlements. The majority of the area within the vicinity of this site and along Flexford Road has a rural character at present and there are a number of heritage assets within the vicinity.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
7. What is the likely impact of development of this site on the historic environment?	-	<p><i>Listed Buildings / Conservation Areas</i> No conservation areas within or adjacent to sites. No listed buildings within site but adjacent to a number of listed buildings. These include Manor Farm and barn, both grade II, a group including Manor House, stable, barn and garden wall (also grade II) and the Church of St John the Baptist (grade II*). Buildings at Castlehill Farm and Keepers Cottage may be locally listable. The potential for an effect on these assets and their setting will need to be taken into account.</p> <p><i>Archaeological Significance</i> The site is adjacent to (possibly includes part of) a nationally important monument and some consideration of impact on fabric and setting will be required. Preserving the site and its setting is important but the presence of the ancient burial mound might contribute to the development within green infrastructure. A small area of the site is identified to be archaeologically significant as it is part of the historic core of the medieval settlement. This may help the design and layout address the relationship between new and old development. Early prehistoric material and Bronze Age material associated with the use of the heath land areas. Archaeological sites of prehistoric and Roman date were encountered during the development in the vicinity. There may need to be further consideration of the archaeological potential of this site, given the scale of the development it is likely that as yet un-located archaeological sites will exist within the boundary. Potentially some preliminary archaeological survey will be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i> The small historic village of North Baddesley is in itself a undesignated heritage asset (undesignated except for the listed buildings) and may also contain buildings of local interest. Any proposals for development on this site will have to consider the impact on the character and setting of this place. No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Given the scale of the site, it is anticipated that it would form a new neighbourhood with additional community facilities. There is also the scope to link into the existing communities at Valley Park and North Baddesley.</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i></p> <p>Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i></p> <p>This site has access to a number of employment sites within the vicinity and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton. The SHLAA submission suggested that the site would include employment provisions.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i></p> <p>Public open space would need to be provided to support additional residents. Given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site also has access to leisure and cultural facilities in nearby villages, towns and cities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	-	<p><i>Comment</i></p> <p>This site is located to the north and south of Flexford Road. Based on the Accession modelling, all of the site can access 1 key destination, with most of it able to access another within 30 minutes. Parts of the site are able to reach a further 3 key destinations within 30 minutes. None of the site has access to a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+/-	<p><i>Comment</i></p> <p>The SHLAA (2013) notes that the site has been promoted for residential development by the landowners (with interest from developers) and is therefore considered to be available. Development of the site is considered to be achievable. There may be access issues and at present the local highway network is inadequate to cater for this option.</p>
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of some best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. This option has the potential to have an adverse effect on Emer Bog SAC in terms of hydrology</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>and given its proximity it could result in increased recreational use of Emer Bog. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to the potential of features on and around the boundaries, as well as the potential presence of protected species); there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). There is the potential for an adverse effect on the historic environment in terms of the setting of heritage assets and in relation to archaeology (there may need to be further consideration of the archaeological potential). The degree of effect may be lessened through planning the site to be sensitive to the setting of the heritage assets (see the proposed heritage policy within the Revised Local Plan DPD). This option would have an adverse effect on the settlement character (including the retention of separation between settlements) and on the landscape quality.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement; however there may be less scope to achieve sustainable travel patterns at this location than at other options.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.



Site: Land to north and south of Flexford Road (2) (SHLAA Site: 122)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<p><i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site does not include any areas of high or moderate flood risk.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<p><i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.</p>		
3. How would development of the site impact on soil and geological resources?	?	<p><i>Comments</i> Site specific survey information is not available for the agricultural land classification of the whole site. An assessment of agricultural land classification by MAFF (based on a map last revised in 1997) for parts of the site indicate a combination of grade 2 and 3b land. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, The New Forest SAC, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>This site is likely to be served by Chickenhall Waste Water Treatment Works. There is a limit to the capacity available at this works (based on the impact on the River Itchen SAC) to serve development within a number of local authority areas.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
		<p>and Mitigation Project in relation to the latter.</p> <p>Part of this site (to the west) is within the Emer Bog surface water discharge constraint zone, as such development at this site may have an impact on the hydrology of Emer Bog. Development at this site in proximity to the SAC has the potential to increase recreational use of this designation, which particularly if considered in combination with other developments, could potentially impact on the grazing management of the site.</p>		
5. Does the site contain any features of biodiversity value?	+/-	SSSI/ No	SINC No	<p><i>Comment</i></p> <p>The site is predominantly arable and agricultural grassland / pasture with limited ecological value in terms of habitats at anything other than site level. The habitats on site may support ground nesting birds and small number of reptiles in small areas (e.g. field boundaries). Some areas of grassland may have some more diverse botanical interest. The site is bordered along the length of the southern boundary by SINC, also part of the boundary for the northern section.</p> <p>This area falls within the Ampfield-Baddesley-Chilworth-Lordshill Biodiversity Opportunity Area.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?		<p><i>Within / adjoining AONB or National Park?</i></p> <p>Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i></p> <p>2B: North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).</p>
		<p><i>Comment</i></p> <p>The majority of this site falls within an area identified as being of medium landscape sensitivity overall (Countryside, 2007). This site is relatively high up and would bridge the woodland boundary around Valley Park. It comprises of three parcels of land, two to the north of Flexford Road and one to the south. The SHLAA notes the potential of a landscape constraint for this site and also set out that it is a sensitive location between settlements, therefore the development of this site has the potential to reduce the</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		distinction between settlements. Subject to the design and layout of the parcels of land to the north of Flexford Road, they may appear out of character and slightly isolated from nearby development.
7. What is the likely impact of development of this site on the historic environment?	+/-	<p><i>Listed Buildings / Conservation Areas</i> No conservation areas within or adjacent to sites. No listed buildings within site but adjacent to a number of listed buildings. These include Manor Farm and barn, both grade II, a group including Manor House, stable, barn and garden wall (also grade II), Body Farmhouse and barn (both grade II) and the Church of St John the Baptist (grade II*). The potential for an effect on these assets and their setting will need to be taken into account.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No archaeological sites have currently been identified within this area, however this does not rule out potential archaeological finds. Given the scale of the development it is likely that as yet un-located archaeological sites will exist within the boundary and some preliminary archaeological survey will be needed at some stage to inform mitigation. In particular early prehistoric material and Bronze Age material associated with the use of the heath land areas. In addition Roman and Iron Age sites were encountered during development to the east. Some preliminary archaeological survey will be needed at some stage to inform mitigation.</p> <p><i>Other Comments</i> The small historic village of North Baddesley is in itself an undesignated heritage asset (undesignated except for the listed buildings) and may also contain buildings of local interest. Any proposals for development on this site will have to consider the impact on the character and setting of this place. No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+/-	<p><i>Comment</i> The site is slightly separated from nearby communities and is of a scale that would be unlikely to support significant new community facilities. There may be scope to support existing community facilities within the local area.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
9. Would development of this site support the ability to meet the need for affordable housing?	+	<i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<i>Comment</i> This site has access to a number of employment sites within the vicinity and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton. The SHLAA submission notes that employment opportunities would be proposed to the south of Flexford Road.
11. Would development of the site support or improve leisure and cultural facilities?	+	<i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in nearby villages, towns and cities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+/-	<i>Comment</i> The site is located to the north and south of Flexford Road. Based on the Accession software, the entire site is able to access 2 key destinations within 30 minutes. Parts of the site are able to access a further 3 key destinations within 30 minutes. None of the site is able to access a hospital with A&E facilities within 30 minutes.
13. Are there any issues related to deliverability of this site?	+/-	<i>Comment</i> The SHLAA (2013) notes that the site has been promoted for residential development by the landowner, therefore it is considered to be available. It is also noted that there has been a stated interest from developers. The SHLAA identified that the site is considered to be achievable. There may be access issues and difficulties with the local highway network in relation to this site.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of some best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. This option has the potential to have an adverse effect on Emer Bog SAC in terms of hydrology</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>and given its proximity it could result in increased recreational use of Emer Bog. There is unlikely to be a significant adverse effect in relation to on-site biodiversity (subject the potential of the site boundary features and potentially protected species); there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). There is the potential for an adverse effect on the historic environment in terms of the setting of heritage assets and in relation to archaeology (there may need to be further consideration of the archaeological potential). The degree of effect may be lessened through planning the site to be sensitive to the setting of the heritage assets (see the proposed heritage policy within the Revised Local Plan DPD). This option would have an adverse effect on the settlement character (including the retention of separation between settlements) and on the landscape quality.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement; however there may be less scope to achieve sustainable travel patterns at this location than at other options.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Land to north and south of Flexford Road (3) (SHLAA Site: 123)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<p><i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site does not include any areas of high or moderate flood risk.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<p><i>Comments</i> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.</p>		
3. How would development of the site impact on soil and geological resources?	?	<p><i>Comments</i> Site specific survey information is not available for the agricultural land classification of the whole site. An assessment of agricultural land classification by MAFF (based on a map last revised in 1997) for the eastern part of the site identifies the area to be predominantly grade 3b land with some grade 3a land.</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, The New Forest SAC, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>This site may be served by Chickenhall Waste Water Treatment Works. There is a limit to the capacity available at this works (based on the impact on the River Itchen SAC) to serve development within a number of local authority areas.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
		This site is outside the Emer Bog area of discharge constraint. Development at this site may result in some potential for an increase in recreational use of the SAC, however visitor levels are unlikely to be significant.		
5. Does the site contain any features of biodiversity value?	+/-	SSSI/ No	SINC No	<i>Comment</i> The site appears to be largely agricultural grassland, probably being semi-improved, but of unknown ecological value. This area falls within the Ampfield-Baddesley-Chilworth-Lordshill Biodiversity Opportunity Area.
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.		<i>Landscape character</i> 2B: North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).
7. What is the likely impact of development of this site on the historic environment?		<i>Listed Buildings / Conservation Areas</i> No conservation areas within or adjacent to sites. No listed buildings within site but adjacent to a number of listed buildings. These include Manor Farm and barn, both grade II, a group including Manor House, stable, barn and garden wall (also grade II), Body Farmhouse and barn (both grade II) and the Church of St John the Baptist (grade II*). The potential for an effect on these assets and their setting will need to be taken into account.		
		<i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No archaeological sites have currently		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>been identified within this area, however this does not rule out potential archaeological finds. Given the scale of the development it is likely that as yet un-located archaeological sites will exist within the boundary and some preliminary archaeological survey will be needed at some stage to inform mitigation. In particular early prehistoric material and Bronze Age material associated with the use of the heath land areas. In addition Roman and Iron Age sites were encountered during development to the east. Some preliminary archaeological survey will be needed at some stage to inform mitigation. At the southern end the site includes a small area identified to be archaeologically significant as it is part of the historic core of the medieval settlement. This may help the design and layout address the relationship between new and old development.</p> <p><i>Other Comments</i> The small historic village of North Baddesley is in itself a undesignated heritage asset (undesignated except for the listed buildings) and may also contain buildings of local interest. Any proposals for development on this site will have to consider the impact on the character and setting of this place. No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Given the scale of the proposal, it is likely that this site would form a new neighbourhood and would provide additional community facilities. It is not clear how potential residents of this site would link in with communities within the locality, as the site is slightly separated from both North Baddesley and Valley Park.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a number of employment sites within the vicinity and the wider area, including other areas within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.



Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i></p> <p>Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in nearby villages, towns and cities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	-	<p><i>Comment</i></p> <p>This site is located to the north of Flexford Road. Based on the Accession software, all of the site can access 1 key destination, with most of the site able to access another within 30 minutes. Parts of the site are able to access a further 3 key destination within 30 minutes. None of the site can access a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+/-	<p><i>Comment</i></p> <p>The SHLAA (2013) notes that the site has been promoted for residential development by the landowner, therefore it is considered to be available. It is also noted that there has been a stated interest from developers. The SHLAA identified that the site is considered to be achievable. There may be access issues and difficulties with the local highway network in relation to this site.</p>
<p><b>Summary:</b></p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of some best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity within the site area. There is the potential for an adverse effect on the historic environment in terms of the setting of heritage assets and in relation to archaeology (there may need to be further consideration of the archaeological potential). The degree of effect may be lessened through planning the site to be sensitive to the setting of the heritage assets (see the proposed heritage policy within the Revised Local Plan DPD). This option would have an adverse effect on the settlement character (including the retention of separation between settlements) and on the landscape quality.</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable</p>		

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<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement; there may be less scope to achieve sustainable travel patterns at this location than at other options.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

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Site: Castle Lane Farm, Castle Lane (SHLAA Site: 124)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<p><i>Flood Risk</i> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)</p>	<p><i>Groundwater</i> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)</p>	<p><i>Comments</i> The site does not include any areas of high or moderate flood risk.</p>
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	-	<p><i>Comments</i> The site is largely greenfield but includes a number of buildings, including a dwelling, towards the west of the site and some of the site (towards the south) includes part of an area for the storage for caravans.</p>		
3. How would development of the site impact on soil and geological resources?	?	<p><i>Comments</i> No site specific survey information is available for the agricultural land classification of this site.</p>		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<p><i>Is there a SAC/SPA/Ramsar site within 10km?</i> Yes</p>	<p><i>Comment</i> Sites within 10km: Emer Bog SAC, The New Forest SAC, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.</p> <p>This site is likely to be served by Chickenhall Waste Water Treatment Works. There is a limit to the capacity available at this works (based on the impact on the River Itchen SAC) to serve development within a number of local authority areas.</p> <p>Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure, including on the New Forest (SPA and Ramsar) and Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.</p> <p>This site is outside the Emer Bog area of discharge constraint.</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
				There may be some potential for increases in recreational use of this SAC, however visitor levels are unlikely to be significant.
5. Does the site contain any features of biodiversity value?	+/-	SSSI/ No	SINC No	<p><i>Comment</i> This site is nearly all agricultural grassland of limited ecological value. However, the eastern boundary includes a belt of woodland, likely to be BAP priority habitat of higher value. The site is adjacent to a SINC to the northern and eastern boundaries. There are also SINC's close to the south of the site and ancient woodland close to the west of the site. The site may support protected species (e.g. bats, dormice, nesting birds, reptiles associated with the east section of woodland and possibly the domestic garden and house – would not expect dormice).</p> <p>This area falls within the Ampfield-Baddesley-Chilworth-Lordshill Biodiversity Opportunity Area.</p>
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p>		<p><i>Landscape character</i> 2B: North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no SAMs within the vicinity of the site. No archaeological sites have currently</p>		

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		<p>been identified within this area, however this does not rule out potential archaeological finds. There may need to be further consideration of the archaeological potential of this site.</p> <p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Based on the scale of the site, it would be anticipated that additional community facilities would be provided. Whilst potentially forming a new neighbourhood, there may be links with the existing community at Valley Park.</p>
9. Would development of this site support the ability to meet the need for affordable housing?	+	<p><i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.</p>
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<p><i>Comment</i> This site has access to a number of employment sites within the vicinity, including within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.</p>
11. Would development of the site support or improve leisure and cultural facilities?	+	<p><i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in Valley Park and the facilities in nearby villages, towns and cities.</p>
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<p><i>Comment</i> The site is located to the south west of Valley Park, south of Castle Lane. Based on the Accession modelling, the site can access 2 key destination within 20 minutes, with a further 3 accessible within 30 minutes. None of the site is able to access a hospital with A&amp;E facilities within 30 minutes.</p>
13. Are there any issues related to deliverability of this site?	+	<p><i>Comment</i> The SHLAA (2013) sets out that this site has been promoted for residential development by the landowner and is therefore considered to be available. The SHLAA also notes that there is a reasonable prospect of some housing being delivered within the first 5 years, subject to the site being considered appropriate. It is noted that there</p>

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		are overhead power cables adjacent to the site / along the site boundary that would need to be considered. The SHLAA suggests that the site may have an impact on the highway network, which may require further consideration along with how an appropriate access point would be provided.
<p>Summary:</p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse effect on biodiversity (subject to the potential effects on features adjacent to the site and the potential presence of protected species); there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). This option is unlikely to have a significant effect the historic environment. This option would have an adverse effect on the settlement character (including the retention of separation between settlements) and on the landscape quality (this may also have an impact at night through any additional lighting). Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development. The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>		

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Site: Land at Velmore Farm, Chandler's Ford (SHLAA Site: 257)

Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary		
1. Does the site contain areas of high or moderate flood risk? Does the site fall within a principal aquifer and does it fall within a groundwater source protection zones?	++	<b>Flood Risk</b> No FRZ 2 or 3 (From GIS layer using information from the Environment Agency)	<b>Groundwater</b> The site does not cover an area identified as a principal aquifer. No GWSPZ. (From GIS information from the Environment Agency)	<b>Comments</b> The site does not include any areas of high or moderate flood risk.
2. Does the site have the potential for the use of previously developed land or the refurbishment of existing buildings?	--	<b>Comments</b> This is a greenfield site as such there is no opportunity for the use of previously developed land or the refurbishment of existing buildings.		
3. How would development of the site impact on soil and geological resources?	-	<b>Comments</b> A site assessment of agricultural land classification by MAFF (1997) identified the majority of the site to be grade 3a agricultural land, with a smaller area of grade 3b agricultural land.		
4. Is development of the site likely to have a significant effect on a European or International site of nature conservation importance (SAC, SPA, Ramsar site)?	+/-	<b>Is there a SAC/SPA/Ramsar site within 10km?</b> Yes	<b>Comment</b> Sites within 10km: Emer Bog SAC, River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar.	Without mitigation being provided, this site has the potential to contribute to cumulative recreational pressure on Solent (SPA and Ramsar) designations. Evidence is evolving through the Solent Disturbance and Mitigation Project in relation to the latter.
5. Does the site contain any features of biodiversity value?	+	<b>SSSI/</b> No	<b>SINC</b> No	<b>Comment</b> Site appears to be largely arable or improved grassland so of little intrinsic biodiversity value. Section of internal boundary hedge towards east is main interest feature within the site, and any site boundaries may be of interest. Limited protected species potential.

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Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary	
			Site is very close to a SINC to the west, but this is not within the site boundary. Some possible potential for impacts to this through site runoff / informal access from residents / damage during construction.
6. What is the likely impact of development of this site on the landscape / landscape character? What is the likely impact of development of this site on settlement character, including distinction between settlements?	-	<p><i>Within / adjoining AONB or National Park?</i> Not within or adjoining the New Forest National Park.</p> <p><i>Comment</i> Part of this site falls within an area identified as being of medium landscape sensitivity overall (a separate broad assessment is provided at the landscape scale) (Countryside, 2007). This is a prominent site, which does not relate well to existing built development. The SHLAA notes the potential of a landscape constraint and that the site is in a sensitive location between settlements. While this site is in close proximity to Valley Park, the south side of Castle Lane / Templars Way has a relative rural appearance.</p>	<p><i>Landscape character</i> 2B: North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004).</p>
7. What is the likely impact of development of this site on the historic environment?	+	<p><i>Listed Buildings / Conservation Areas</i> No listed buildings or conservation areas within the site or immediate vicinity of the site.</p> <p><i>Archaeological Significance</i> There are no Scheduled Ancient Monument on the land nor any recorded archaeological sites. However development on the other side of Castle Lane encountered prehistoric and Roman occupation, a Bronze Age burial mound and an Iron age site survives as an earthwork in Zionhill Copse. It is likely that archaeological remains will be encountered during development, but there is no overriding impact to allocation.</p>	<p><i>Other Comments</i> No Historic Parks and Gardens within the vicinity.</p>
8. Does development of this site have the potential to create / sustain vibrant communities?	+	<p><i>Comment</i> Potential residents of this site would be anticipated to link with the community of Valley Park. Given the scale of the proposal it is unlikely that any significant new community</p>	

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.



Criteria (developed based on sustainability objectives)	Summary Performance	Notes and Commentary
		facilities would be provided. The development may support existing community facilities.
9. Would development of this site support the ability to meet the need for affordable housing?	+	<i>Comment</i> Development in this location has the potential to provide affordable housing to help meet the need within the locality.
10. Would development of this site support the local economy? Is the site close to a range of employment opportunities?	+	<i>Comment</i> This site has access to a number of employment sites within the vicinity, including within Southern Test Valley, Eastleigh, Chandler's Ford and Southampton.
11. Would development of the site support or improve leisure and cultural facilities?	+	<i>Comment</i> Public open space would need to be provided to support additional residents, given the scale of the proposal it would be likely that the majority of the provision would be met onsite. The site has access to leisure and cultural facilities in Valley Park and the facilities in nearby villages, towns and cities.
12. Does the site have good accessibility (accessibility measures the access to key facilities – in this case focusing on non-car modes of travel)?	+	<i>Comment</i> The site is located to the south of Castle Way and Templars Way. Bus stops are located along Templars Way to the north east of the site. Based on the Accession modelling, the site can access 4 key destinations within 20 minutes and a further key destination within 30 minutes. None of the site can access a hospital with A&E facilities.
13. Are there any issues related to deliverability of this site?	+	<i>Comment</i> The SHLAA (2013) notes that the site has been promoted as being available, the site is also considered to be achievable. The SHLAA suggests that the site may have an impact on the highway network, which may require further consideration, this includes in relation to the availability to provide a suitable access point.
<p>Summary:</p> <p>The use of this predominantly greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfacing. It would also involve the permanent loss of some best and most versatile agricultural land. These effects are unlikely to be significant alone, but there would be a more significant effect when considered in combination with other development / changes to the soil environment within and beyond the Borough. This change in surface has the potential to affect drainage patterns and potential levels of surface runoff (likely to be in the medium to long term), this could be mitigated through the use of sustainable drainage systems. It is noted that the site is not within an existing area of flood risk. The development of this site is unlikely to have a significant adverse</p>		

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

<b>Criteria</b> (developed based on sustainability objectives)	<b>Summary Performance</b>	<b>Notes and Commentary</b>
		<p>effect on biodiversity (subject to the potential effects on the internal hedgerow); there may be some opportunities to provide enhancement (see proposed biodiversity policy within the Revised Local Plan DPD). This option is unlikely to have a significant effect the historic environment. This option would have an adverse effect on the settlement character (including the retention of separation between settlements) and on the landscape quality (this may also have an impact at night through any additional lighting).</p> <p>Additional residential development is likely to result in additional traffic levels; this is likely to be more significant in combination with any other developments coming forward over the plan period (and beyond). As the main source of air pollution in the Borough is road traffic, there may also be cumulative (indirect) effects on air quality, particularly in the medium to long term. There is an opportunity to encourage more sustainable travel patterns (including the use of more sustainable modes) through proposed policies within the Revised Local Plan DPD on managing movement.</p> <p>In the longer term, this site is likely to contribute towards an increase in the use of resources (including energy and water) and the generation of waste; this is unlikely to be significant in isolation. This may also have knock on effects in terms of greenhouse gas emissions (through construction and occupation of dwellings, as well as traffic generated). The proposed Revised Local Plan DPD includes a policy seeking to reduce water consumption and planned changes in the requirements of Building Regulations should increase the energy efficiency of new development (subject to when it is brought forward).</p> <p>This site would support the provision of additional affordable housing for those in need; whilst not significant on its own; this could have a cumulative beneficial effect in the medium to long term. Similarly, there may be opportunities for this site to support the provision of additional community infrastructure, which may offer benefits to both existing and future residents in the vicinity. There may be localised effects on residential wellbeing including associated with the construction of such a development.</p> <p>The timescales of effects would be dependent of when the site comes forward if proposed for development within the Revised Local Plan DPD.</p>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

## Summary of Performance of Southern Test Valley Strategic Site Options

Note: This is only intended to summarise the performance of the strategic sites relative to the sustainability criteria (without mitigation) and should not be taken as a definitive explanation of the relative sustainability of the sites – commentary on the performance needs to be taken into account.

SHLAA Site Reference	Site Description	Criteria												
		1. Flooding & groundwater	2. PDL	3. Soil and geology	4. International biodiversity	5. Biodiversity	6. Character	7. Heritage	8. Communities	9. Housing need	10. Economy	11. Leisure & culture	12. Accessibility	13. Deliverability
<b>Edge of Southampton – East (including Chilworth)</b>														
027	Park Farm, North Stoneham	++	+/-	?	+/-	-	-	--	+/-	+	+/-	+	+	+
141	Land at The Orchard, Chilworth	++	-	?	+/-	--	-	+	+	+	+	+	+/-	+
142	Land at Lord's Wood, Lord's Hill	+	-	?	+/-	--	-	-	+	+	+	+/-	+/-	+/-
162	Land between Bracken Place and Bracken Hall, Chilworth	++	--	?	+/-	-	-	+	+/-	+	+	+	+	+
<b>Edge of Southampton – West (including Nursling and Rownhams)</b>														
017	Parkers Farm	+	-	+/-	+/-	+/-	-	+/-	+	+	+	+	+	+
136	Field's Farm, Rownhams Lane	++	-	+/-	+/-	-	-	+/-	+	+	+	+	++	+

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

186 a	Bargain Farm	++	-	--	+/-	+	+/-	-	+	+	+	+	++	+
221	Grove Farm and Grove Lodge	+/-	-	+/-	+/-	-	-	+/-	+	+	+	+	-	+
<b>North Baddesley</b>														
024	Land at Roundabout's Copse	++	--	+	+/-	--	+/-	+	+	+	+	+	+	+
026	Land south of Hoe Lane	++	--	+/-	+/-	+/-	-	+	+	+	+	+/-	+	+
127	Hoe Farm	++	-	+/-	+/-	-	+/-	+	+	+	+	+/-	+	+
143	Land south of Bracken Road	+/-	--	?	+/-	--	-	+	+	+	+	+	++	+
220	Packridge Farm	++	--	-	+/-	+/-	-	+	+	+	+	+	++	+
<b>Romsey</b>														
005	Land north of Highwood Lane, Halterworth	+/-	--	+	-	-	-	+	+	+	+	+	+	+
006	Land south of Highwood Lane, Halterworth	++	--	+/-	-	+	-	+	+	+	+	+	+	+
007	Land at Halterworth	+	-	-	-	-	+/-	+	+	+	+	+	+	+
009	Ganger Farm	++	-	+/-	-	--	+/-	+/-	+	+	+	i	+/-	+
058	Land at Cupernham Lane	++	--	?	+/-	-	-	+	+	+	+	+	+	+
062	Land to east of Braishfield Road	++	--	+	+/-	+/-	+/-	+	+	+	+	+	+	+/-
078	Land at Lodge Farm, Halterworth	++	--	-	-	+	+/-	+	+	+	+	+	+	+/-
084	Land at Oxlease Farm, Cupernham Lane	+/-	-	?	-	-	-	+/-	+	+	+	+	+	+
126	Land at Whitenap	++	-	+/-	-	--	+/-	+/-	+	+	+	+	+	+
145	Land at Luzborough House	++	--	+	+/-	+	+/-	+/-	+	+	+	+	+	+
183	Land at Peel Close	++	--	?	+/-	-	+/-	+	+	+	+	+	+	+
190	Land west of Highwood Lane, Halterworth	++	--	-	-	+	-	+	+	+	+	+	+	+/-
191	Land north of Botley Road, Halterworth	++	--	-	-	+	-	+	+	+	+	+	+	+/-

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

196	Pond Cottage	++	--	+	+/-	+/-	+	+/-	+	+	+	+	+	+
206	Land at corner of Highwood Lane, Halterworth	++	--	+	-	+	-	+	+	+	+	+	+	+
<b>Valley Park</b>														
107	Land at Great Covert	+	--	?	+/-	--	-	+/-	+	+	+	+	+	+
110	Land north of Flexford Road	++	-	+/-	+/-	+/-	-	+	+	+	+	+	+/-	+
120	Land to north and south of Flexford Road (1)	++	--	?	+/-	+/-	-	+/-	+	+	+	+	+/-	+/-
121	Land to north and south of Flexford Road	++	--	?	-	+/-	-	-	+	+	+	+	-	+/-
122	Land to north and south of Flexford Road (2)	++	--	?	-	+/-	-	+/-	+/-	+	+	+	+/-	+/-
123	Land to north and south of Flexford Road (3)	++	--	?	+/-	+/-	-	+	+	+	+	+	-	+/-
124	Castle Lane Farm, Castle Lane	++	-	?	+/-	+/-	-	+	+	+	+	+	+	+
257	Land at Velmore Farm, Chandler's Ford	++	--	-	+/-	+	-	+	+	+	+	+	+	+

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

## Outline of Council's Reasoning for Rejecting Options / Identifying Preferred Options

Please note that this is not intended to give a full explanation for the Council's preferred strategy but seeks to provide an outline of some of the key reasons for rejecting or preferring a specific option. This table does not expand on combinations of options.

### Southern Test Valley (The Council's preferred options are shown in bold)

SHLAA Site Reference	Site Description	Reasons Rejected / Preferred
<b>027</b>	<b>Park Farm, North Stoneham</b>	<ul style="list-style-type: none"> <li>• <b>Opportunity to form part of a larger new neighbourhood to take a comprehensive approach to this area</b></li> </ul>
141	Land at The Orchard, Chilworth	<ul style="list-style-type: none"> <li>• This site has the potential of an adverse effect on biodiversity (including a SINC and priority BAP habitat)</li> <li>• There is likely to be less scope to promote sustainable travel patterns at this location</li> </ul>
142	Land at Lord's Wood, Lord's Hill	<ul style="list-style-type: none"> <li>• This site has the potential of an adverse effect on biodiversity (including SINC, ancient woodland and priority BAP habitat)</li> <li>• This option is likely to have an adverse effect on a landscape feature (i.e. the woodland)</li> <li>• This option would potentially prejudice the PUSH proposal for a forest park in this location</li> <li>• It is noted that the site includes a section of Roman road</li> </ul>
162	Land between Bracken Place and Bracken Hall, Chilworth	<ul style="list-style-type: none"> <li>• This site has the potential of an adverse effect on biodiversity (the woodland is likely to be of a higher ecological value)</li> <li>• This option is likely to have an adverse effect on a landscape feature (i.e. the woodland)</li> </ul>
017	Parkers Farm	<ul style="list-style-type: none"> <li>• This site has the potential of an adverse effect on landscape quality and settlement character</li> </ul>
136	Field's Farm, Rownhams Lane	<ul style="list-style-type: none"> <li>• This site has the potential of an adverse effect on landscape quality and settlement character</li> </ul>
186 a	Bargain Farm	<ul style="list-style-type: none"> <li>• When considered as part of the wider strategy, this site has been identified as most appropriate for economic development and park and ride uses (both of which support wider strategies for South Hampshire)</li> </ul>
221	Grove Farm and Grove Lodge	<ul style="list-style-type: none"> <li>• This site has the potential of an adverse effect on landscape quality and settlement character</li> <li>• There is likely to be less scope to promote</li> </ul>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

		sustainable travel patterns at this location
024	Land at Roundabout's Copse	<ul style="list-style-type: none"> <li>• This site has the potential of an adverse effect on biodiversity</li> <li>• This option has the potential of an adverse effect on settlement character</li> </ul>
026	Land south of Hoe Lane	<ul style="list-style-type: none"> <li>• This option has the potential of an adverse effect on settlement character</li> </ul>
127	<b>Hoe Farm</b>	<ul style="list-style-type: none"> <li>• <b>The site is relatively free of constraints and could be brought forward subject to being sensitive to biodiversity and the landscape</b></li> <li>• <b>This option has the potential to support sustainable travel patterns</b></li> </ul>
143	Land south of Bracken Road	<ul style="list-style-type: none"> <li>• This site has the potential of an adverse effect on biodiversity (including SINC and priority BAP habitat)</li> <li>• This option has the potential of an adverse effect on a landscape feature (i.e. the woodland), a potential adverse effect on the landscape and settlement character</li> </ul>
220	Packridge Farm	<ul style="list-style-type: none"> <li>• This option has the potential of an adverse effect on settlement character</li> </ul>
005	Land north of Highwood Lane, Halterworth	<ul style="list-style-type: none"> <li>• This site has the potential of an adverse effect on landscape quality and settlement character</li> <li>• It is noted that this would result in a significant level of development in close proximity to Emer Bog</li> </ul>
006	Land south of Highwood Lane, Halterworth	<ul style="list-style-type: none"> <li>• This site has the potential of an adverse effect on landscape quality and settlement character (including the separation between settlements of Romsey and North Baddesley), particularly if it comes forward as a parcel on its own</li> <li>• It is noted that this would result in a significant level of development in close proximity to Emer Bog</li> </ul>
007	Land at Halterworth	<ul style="list-style-type: none"> <li>• This site has the potential of an adverse effect on landscape quality and settlement character (including the separation between settlements of Romsey and North Baddesley)</li> <li>• The Council's preferred option in Romsey (i.e. Whitenap) is considered to have a greater potential to promote more sustainable patterns of travel</li> <li>• It is noted that this would result in a significant level of development in close proximity to Emer Bog</li> </ul>
009	Ganger Farm	<ul style="list-style-type: none"> <li>• The Council's preferred option in Romsey (i.e. Whitenap) is considered to have a greater potential to promote more sustainable patterns of travel</li> </ul>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

058	Land at Cupernham Lane	<ul style="list-style-type: none"> <li>This site has the potential of an adverse effect on landscape quality and settlement character</li> </ul>
062	Land to east of Braishfield Road	<ul style="list-style-type: none"> <li>This site is considered to be too small when considered on its own to form a strategic allocation and adjacent sites that have been appraised do not form preferred options of the Council therefore this site would not be preferred</li> <li>On its own, this site may appear out of character when considering its setting (to the east of Braishfield Road)</li> </ul>
078	Land at Lodge Farm, Halterworth	<ul style="list-style-type: none"> <li>This site has the potential of an adverse effect on landscape quality and settlement character (including the separation between settlements of Romsey and North Baddesley), particularly if it comes forward as a parcel on its own</li> <li>It is noted that this would result in a significant level of development in close proximity to Emer Bog</li> </ul>
084	Land at Oxlease Farm, Cupernham Lane	<ul style="list-style-type: none"> <li>This site has the potential of an adverse effect on landscape quality and settlement character</li> </ul>
126	<b>Land at Whitenap</b>	<ul style="list-style-type: none"> <li><b>This site presents an opportunity to form a new neighbourhood comprising of a mix of uses where people can live and work together</b></li> <li><b>There is an opportunity to promote more sustainable patterns of travel</b></li> <li><b>The site is relatively free from constraints and could be brought forward subject to being sensitive to local character, biodiversity and heritage</b></li> </ul>
145	Land at Luzborough House	<ul style="list-style-type: none"> <li>This was not identified as a preferred option by the Council for a strategic allocation but has been considered through the review of settlement boundaries process</li> </ul>
183	Land at Peel Close	<ul style="list-style-type: none"> <li>This site is considered to be too small when considered on its own to form a strategic allocation</li> <li>Adjacent sites that have been appraised do not form preferred options of the Council therefore this site would not be preferred</li> </ul>
190	Land west of Highwood Lane, Halterworth	<ul style="list-style-type: none"> <li>This site has the potential of an adverse effect on landscape quality and settlement character (including the separation</li> </ul>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.



		<p>between settlements of Romsey and North Baddesley), particularly if it comes forward as a parcel on its own</p> <ul style="list-style-type: none"> <li>It is noted that this would result in a significant level of development in close proximity to Emer Bog</li> </ul>
191	Land north of Botley Road, Halterworth	<ul style="list-style-type: none"> <li>This site has the potential of an adverse effect on landscape quality and settlement character (including the separation between settlements of Romsey and North Baddesley), particularly if it comes forward as a parcel on its own</li> <li>It is noted that this would result in a significant level of development in close proximity to Emer Bog</li> </ul>
196	Pond Cottage	<ul style="list-style-type: none"> <li>This site was not a preferred option when considered as part of the wider strategy and the benefits of other sites (and combinations of sites)</li> </ul>
206	Land at corner of Highwood Lane, Halterworth	<ul style="list-style-type: none"> <li>This site has the potential of an adverse effect on landscape quality and settlement character (including the separation between settlements of Romsey and North Baddesley), particularly if it comes forward as a parcel on its own</li> </ul>
107	Land at Great Covert	<ul style="list-style-type: none"> <li>This site has the potential of an adverse effect on biodiversity (including SINC, ancient woodland and priority BAP habitat)</li> <li>This option has the potential of an adverse effect on a landscape feature (the woodland), an adverse effect on settlement character (reducing the separation between the settlement of Valley Park and North Baddesley)</li> </ul>
110	Land north of Flexford Road	<ul style="list-style-type: none"> <li>This site has the potential of an adverse effect on settlement character and landscape quality</li> <li>There is likely to be less scope to promote sustainable travel patterns at this location</li> </ul>
120	Land to north and south of Flexford Road (1)	<ul style="list-style-type: none"> <li>This site has the potential of an adverse effect on settlement character (including the separation between settlements) and landscape quality</li> <li>There is likely to be less scope to promote sustainable travel patterns at this location, there is also concerns regarding the adequacy of the local highway network</li> </ul>
121	Land to north and south of Flexford Road	<ul style="list-style-type: none"> <li>This site has the potential of an adverse effect on settlement character including the separation between settlements) and landscape quality</li> <li>There is likely to be less scope to promote sustainable travel patterns at this location,</li> </ul>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

		<p>there is also concerns regarding the adequacy of the local highway network</p> <ul style="list-style-type: none"> <li>• It is noted that this site has the potential to have an effect on the historic environment</li> <li>• This option has the potential of an adverse effect on Emer Bog</li> </ul>
122	Land to north and south of Flexford Road (2)	<ul style="list-style-type: none"> <li>• This site has the potential of an adverse effect on settlement character including the separation between settlements) and landscape quality</li> <li>• There is likely to be less scope to promote sustainable travel patterns at this location, there is also concerns regarding the adequacy of the local highway network</li> <li>• This option has the potential of an adverse effect on Emer Bog</li> </ul>
123	Land to north and south of Flexford Road (3)	<ul style="list-style-type: none"> <li>• This site has the potential of an adverse effect on settlement character including the separation between settlements) and landscape quality</li> <li>• There is likely to be less scope to promote sustainable travel patterns at this location, there is also concerns regarding the adequacy of the local highway network</li> <li>• It is noted that this site has the potential to have an effect on the historic environment</li> </ul>
124	Castle Lane Farm, Castle Lane	<ul style="list-style-type: none"> <li>• This site has the potential of an adverse effect on settlement character and landscape quality</li> </ul>
257	Land at Velmore Farm, Chandler's Ford	<ul style="list-style-type: none"> <li>• This site has the potential of an adverse effect on settlement character (including distinction between settlements) and landscape quality</li> </ul>

Note: The symbols summarising performance against the sustainability objectives need to be considered in conjunction with the commentary. The symbols should not be added up.

## Appendix 11: Appraisal of Settlement Boundary Approach

### Key to the Appraisal:

Performs very well	++
Performs well	+
Mixed performance	+/-
Performs less well	-
Performs poorly	--
Depends on implementation	i
Uncertain	?
No Effect	0

Test Valley Borough Council

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up. Appendix 11: Page 1

### Approach to Establishing Where the Principle of Development is Acceptable

Sustainability Objective	Spatial Boundaries	Criteria Based	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	○	○	It is unlikely that the approach taken would have a significant effect on flood risk. A criteria based approach to where development may be acceptable could specifically identify that development would only be appropriate outside areas of risk. Alternatively, a spatial approach may include areas at risk of flooding but rely on other policies / guidance to avoid the risk of an adverse effect.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
3. Improve the efficient use of land and conserve soil resources.	i	i	In both cases, the implications on this objective would depend on how the approaches were implemented in terms of the scope to utilise greenfield sites and higher grade agricultural land.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
6. Conserve and enhance the Borough's biodiversity.	○	○	It is unlikely that the approach taken would have a significant effect on this objective. However, the implications of the different approaches may result in varying effects. A criteria based approach could give reference to avoiding adverse effects on biodiversity; similarly this could be included in a separate policy that could apply for either circumstance. Therefore using a spatial approach would not necessarily result in a different outcome.

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up. Appendix 11: Page 2

Sustainability Objective	Spatial Boundaries	Criteria Based	Commentary
7. Reduce air pollution and ensure air quality is maintained or enhanced.	o	o	It is unlikely that these options would have a significant direct impact on this objective.
8. Conserve and enhance the Borough's landscape and settlement character.	i	i	In both cases, the implications on this objective and the effects on the local landscape and settlement character would depend on implementation. A spatial boundaries approach could be used so as to exclude areas which are more likely to have adverse effects; similarly criteria could be used to establish that development that is likely to have an adverse effect would not be acceptable in principle.
9. Conserve and enhance the historic environment.	o	o	It is unlikely that these options would have a significant direct impact on this objective.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	o	o	It is unlikely that these options would have a significant direct impact on this objective. The greater effect would relate to how tightly criteria / boundaries are defined to enable new housing to come forward.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	o	o	It is unlikely that these options would have a significant direct impact on this objective.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	o	o	It is unlikely that these options would have a significant direct impact on this objective. The greater effect would relate to how tightly criteria / boundaries are defined to enable new economic development opportunities to come forward.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	o	o	It is unlikely that these options would have a significant direct impact on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency	i	i	In both cases, the implications on this objective would depend on implementation. A spatial

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up. Appendix 11: Page 3

Sustainability Objective	Spatial Boundaries	Criteria Based	Commentary
and integration of transport network and the availability of sustainable modes of transport.			boundaries approach could be used to identify areas that are in close proximity to existing facilities / services and have access to sustainable travel. This could draw on the outputs of the settlement hierarchy. A criteria based approach could include provisions linked to the accessibility of facilities / services and non-car modes of travel. The different approaches are unlikely to directly affect the improvement of the efficiency and integration of the transport network but there may be indirect links through the concentration of development in areas with greatest availability of these provisions.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
<p>Comments:</p> <p>It is challenging to draw clear distinctions in the performance of these options against the sustainability objectives, as in both cases it is the way they are applied that is likely to have a greater effect. It is anticipated that the implementation of either approach could be undertaken in such a way as to avoid adverse implications on the objectives</p>			

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up. Appendix 11: Page 4

## Extent of Defining Settlement Boundaries

Sustainability Objective	Focus on existing built up area	Built up area plus additional land	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	○	○	It is unlikely that the approach taken would have a significant effect on flood risk. This would depend on whether either approach incorporates areas at risk of flooding or could result in additional risk of flooding (for example as a result of additional hard surfacing in an area resulting in additional run off / surface water if appropriate mitigation is not provided).
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
3. Improve the efficient use of land and conserve soil resources.	+/-	-	Given the characteristics of the Borough, the inclusion of additional land is likely to relate to greenfield sites. Therefore the wider definition of settlement boundaries may be more likely to result in additional greenfield development (which may / may not include best and most versatile agricultural land). Focusing on the existing built up area may promote a greater focus on the redevelopment of sites but could also incorporate greenfield options.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
6. Conserve and enhance the Borough's biodiversity.	○	○	It is unlikely that the approach taken would have a significant effect on this objective. However, the implications of the different approaches may result in varying effects. This is more likely to depend on

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up. Appendix 11: Page 5

Sustainability Objective	Focus on existing built up area	Built up area plus additional land	Commentary
			the biodiversity value of different areas – it is recognised that existing built up areas may include higher value areas (e.g. for certain protected species) than additional land adjacent to settlements.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	o	o	It is unlikely that these options would have a significant direct impact on this objective.
8. Conserve and enhance the Borough's landscape and settlement character.	i	i	By focusing development on the existing built up area there may be a greater risk to locally important spaces and gaps in development, and potentially result in schemes that do not respond to existing settlement character. The inclusion of additional land adjacent to settlements could influence their setting and relationship with the landscape character. Therefore, implications on this objective are more likely to depend on how either approach is implemented.
9. Conserve and enhance the historic environment.	i	i	As above, the implications are likely to depend on how the approach is implemented. While many assets are concentrated within the existing built up area, there are a range of assets beyond, including having regard to the historic landscape context.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	+/-	+	By defining boundaries more widely there may be a greater opportunity for additional development which could contribute to increasing access to housing (including affordable homes). Other policy mechanisms are in place to enable some development to come forward outside potential settlement boundaries, for example in relation to rural affordable housing exception schemes.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve	o	o	It is unlikely that these options would have a significant direct impact on this objective.

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up. Appendix 11: Page 6



Sustainability Objective	Focus on existing built up area	Built up area plus additional land	Commentary
the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.			
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+/-	+	Reflecting the comments in relation to objective 10, a wider extent of the boundaries may provide greater opportunities for additional economic development. However, this may discourage the occupancy / redevelopment of existing employment sites. There are also other policy mechanisms in place to enable some development to come forward outside of the settlement boundaries.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	o	o	It is unlikely that these options would have a significant direct impact on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	i	i	The implications on this objective are likely to depend on how the options are brought forward and the relationship with existing facilities and services. The inclusion of additional land in some of the more rural settlement boundaries may work against this objective if there are reduced options in relation to sustainable travel.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	o	o	It is unlikely that these options would have a significant direct impact on this objective.
<p>Comments:</p> <p>The main implications through these options are likely to relate to balancing potential economic and social benefits of additional development (likely to come forward if settlement boundaries are defined more widely) with the environmental implications of the additional land take. The specific effects on the environment are likely to depend on how the settlement boundaries are defined for each settlement.</p>			

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up. Appendix 11: Page 7

## Approach to Residential Curtilages within Settlement Boundaries

Sustainability Objective	Include Whole Residential Curtilages	Focus on Developed parts of Residential Curtilages	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	○	○	It is unlikely that the approach taken would have a significant effect on flood risk. This would more directly relate to whether the area included lies within a flood risk zone. National guidance establishes the approach to avoiding vulnerable development within flood risk zones.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
3. Improve the efficient use of land and conserve soil resources.	+/-	+	Garden land falls within the definition of greenfield development. Including full curtilages is likely to result in a greater use of previously undeveloped land and soil resources. A focus on only the developed parts of curtilages may result in a higher intensity use of these areas.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
6. Conserve and enhance the Borough's biodiversity.	○	○	It is unlikely that there would be a direct relationship between these alternative approaches and this objective.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
8. Conserve and enhance the Borough's landscape and settlement character.	i	i	The implications are likely to depend on the specific circumstances. A focus on the developed parts of

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up. Appendix 11: Page 8

Sustainability Objective	Include Whole Residential Curtilages	Focus on Developed parts of Residential Curtilages	Commentary
			curtilages may put increased pressure on development of these areas, which may have an adverse effect on settlement character in particular. Conversely, the inclusion of full curtilages may have the potential to have adverse effects particularly where it would be out of character or impact on the wider environment (particularly where curtilages are substantial or where they contribute to the character of the area).
9. Conserve and enhance the historic environment.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	+	+/-	By enlarging the area where the principle of development is acceptable there is potentially a greater opportunity to provide additional residential development, or enable the adaptation of existing sites to meet the needs of the occupiers. Therefore the inclusion of the full curtilages is likely to have a more positive effect on this objective.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	○	○	It is unlikely that these options would have a significant direct impact on this objective.

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up. Appendix 11: Page 9

Sustainability Objective	Include Whole Residential Curtilages	Focus on Developed parts of Residential Curtilages	Commentary
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
<p>Comments:</p> <p>The main implications through these options are likely to relate to balancing potential benefits of additional development (most likely to be residential) likely to come forward if settlement boundaries are defined more widely, with the environmental implications of the additional land take in terms of built development. The specific effects are likely to depend on how the approaches relate to specific settlements. It is recognised that other policies are proposed within the Revised Local Plan that provide a framework to consider effects on the environment, including settlement character and the landscape. It is anticipated that neither approach would result in a significant effect on the environment based on the level of detail considered through this appraisal. This does not preclude the potential for individual proposals to have a significant effect.</p>			

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### Approach to Community Facilities within Settlement Boundaries

Sustainability Objective	Include Community Facilities	Exclude Community Facilities	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	○	○	It is unlikely that the approach taken would have a significant effect on flood risk. This would more directly relate to whether the area included lies within a flood risk zone. National guidance establishes the approach to avoiding vulnerable development within flood risk zones.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
3. Improve the efficient use of land and conserve soil resources.	i	i	Community facilities include a range of uses that have different uses of land and soil resources (e.g. parkland areas to community halls). As such the implications on this objective (in terms of establishing a principle for development being acceptable) are likely to vary on a localised scale. Effects are unlikely to be significant when considered alone.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
6. Conserve and enhance the Borough's biodiversity.	○	○	It is unlikely that there would be a direct relationship between these alternative approaches and this objective.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
8. Conserve and enhance the Borough's	i	i	The implications on this objective are likely to

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Sustainability Objective	Include Community Facilities	Exclude Community Facilities	Commentary
landscape and settlement character.			depend on the specifics of the location and the community facility rather than the general approach taken in this case. Establishing a principle of development being acceptable in relation to community facility sites that are more remote from the built up parts of settlements may be more likely to have an adverse effect if included than would be the case for those within the more built up areas.
9. Conserve and enhance the historic environment.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	○	○	It is unlikely that these options would have a significant direct impact on this objective. Although it is recognised that on a small scale, the redevelopment of community sites for residential purposes may support this objective if they were included within the settlement boundaries. This is unlikely to represent a significant effect particularly when having regard to aspirations and proposed policies seeking to retain community facilities and services as a starting point.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	○	○	It is unlikely that these options would have a significant direct impact on this objective. As considered in relation to objective 10, if community facilities were included within settlement boundaries this may present an opportunity for redevelopment of sites for economic uses. However, this would need to be balanced with aspirations and proposed

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up. Appendix 11: Page 12

Sustainability Objective	Include Community Facilities	Exclude Community Facilities	Commentary
			policies seeking to retain community facilities and services.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	i	i	The implications on this objective are likely to depend on specific proposals that come forward. Establishing a principle for development being acceptable for community facilities may have a positive effect in terms of the enhancement of existing facilities and services in relation to this objective. However, there is also a risk that it could result in the development of sites that currently support the achievement of this objective. It is recognised that policies are proposed seeking to retain community facilities.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	i	i	As above, the implications on this objective are likely to depend on specific proposals that come forward. There is a risk that by including community facilities within settlement boundaries it could result in the development of sites that currently support the achievement of this objective. It is recognised that policies are proposed seeking to retain community facilities.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	o	o	It is unlikely that these options would have a significant direct impact on this objective.
<p>Comments:</p> <p>In many cases the implications of the alternative options would depend on the proposals coming forward over the plan period. This includes in relation to the long term availability of the community uses rather than such sites being redeveloped for alternative uses. It is recognised that other policies are proposed seeking to retain these provisions which effectively would act as a form of mitigation.</p>			

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### Approach to Employment Sites within Settlement Boundaries

Sustainability Objective	Include Employment Sites	Exclude Employment Sites	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	○	○	It is unlikely that the approach taken would have a significant effect on flood risk. This would more directly relate to whether the area included lies within a flood risk zone. National guidance establishes the approach to avoiding vulnerable development within flood risk zones.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
3. Improve the efficient use of land and conserve soil resources.	i	i	Employment sites can be different in character including in relation to the uses of land and soil resources (e.g. campus style sites to those largely comprising of hard surfacing). As such the implications on this objective (in terms of establishing a principle for development being acceptable) are likely to vary on a localised scale. Employment sites may have a greater potential to result in land contamination (depending on the uses taking place), therefore in some cases the inclusion of such sites may result in a greater opportunity to address potentially contaminated land.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
6. Conserve and enhance the Borough's biodiversity.	○	○	It is unlikely that there would be a direct relationship between these alternative approaches

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Sustainability Objective	Include Employment Sites	Exclude Employment Sites	Commentary
			and this objective.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	o	o	It is unlikely that these options would have a significant direct impact on this objective.
8. Conserve and enhance the Borough's landscape and settlement character.	i	i	The effects are likely to depend on the proposals that come forward and the relationship between employment sites and the wider built up areas. For example, redevelopment of or further development on sites on the edge of settlements or isolated from it may be more likely to have an adverse effect on the landscape than those sites that are part of the more built up areas.
9. Conserve and enhance the historic environment.	o	o	It is unlikely that these options would have a significant direct impact on this objective.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	o	o	It is unlikely that these options would have a significant direct impact on this objective. It is recognised that redevelopment of employment sites could have the potential to provide additional housing.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	o	o	It is unlikely that these options would have a significant direct impact on this objective.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	i	i	The implications are likely to depend on the proposals that come forward over the plan period. By supporting the principle of development of employment sites there may be greater scope for increasing productivity of existing sites and adaptations to support user needs. Conversely, redevelopment for alternative uses may reduce the potential for such sites to support the local

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Sustainability Objective	Include Employment Sites	Exclude Employment Sites	Commentary
			economy. It is noted that a policy is proposed within the Revised Local Plan seeking to retain employment sites.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	○	It is unlikely that these options would have a significant direct impact on this objective.
<p>Comments:</p> <p>In many cases the implications of the alternative options would depend on the proposals coming forward over the plan period. This includes in relation to the long term availability of employment sites rather than such sites being redeveloped for alternative uses. It is recognised that other policies are proposed seeking to retain these sites which effectively would act as a form of mitigation.</p>			

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## Appendix 12: Appraisal of Site Specific Options for Economic Development Uses

### Key to Appraisal:

Performs very well	++
Performs well	+
Mixed performance	+/-
Performs less well	-
Performs poorly	--
Depends on implementation	i
Uncertain	?
No Effect	O

Please note: The comments in this document do not negate the need to undertake appropriate site assessment work in relation to more detailed work or planning applications. The comments made may not have identified all considerations (e.g. all ecological matters); alternatively matters may have been identified that prove not to be an issue in relation to specific sites.

Test Valley Borough Council

## Northern Test Valley

Site: Extension to Walworth Business Park, Andover (south of Walworth Road)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	++	The site does not include any areas of high or moderate flood risk (From GIS layer using information from the Environment Agency). Should any development come forward, flood risk should not be increased onsite or off site.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This would be likely to depend on how the site is developed should it be taken forward and the promotion of sustainable modes of travel. The site is reasonably close to existing (and proposed) residential areas which may enable non-car modes of travel to the site.
3. Improve the efficient use of land and conserve soil resources.	-	The site is greenfield. No site specific survey information is available for the agricultural land classification of this site. The site includes an area of land within a mineral consultation zone (Source: Mineral Consultation Areas GIS layer).
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	This is likely to depend on the implementation of any development.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This is likely to depend on the implementation of any development. The site is within a principal aquifer but is not within a groundwater source protection zone.
6. Conserve and enhance the Borough's biodiversity.	+	The site does not include any SSSIs or SINCs. The majority of the site is managed as sports pitches, with hedgerows on the boundaries of the site. Hedges in the vicinity are known to support dormice. There may need to be further consideration of the value of the hedgerows (including as part of the network).
7. Reduce air pollution and ensure air quality is maintained or enhanced.	i	The performance in relation to this objective is likely to depend on the implementation of the scheme and the specific proposals that come forward. It is noted that within the Borough, road traffic is the main source of air pollution. The site is close to existing (and proposed) residential areas, which make enable non-car modes of travel to the site.
8. Conserve and enhance the Borough's landscape and settlement character.	+/-	The site lies within landscape character area 10F – Andover Chalk Downland (Test Valley Community Landscape Project, 2004). The site is immediately adjacent to the existing business park. The height of the land rises to the

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
		south, although the site is less prominent than some of the land within the vicinity (e.g. the ridgeline to the south). The impact on the landscape may depend on the nature of development on the site (e.g. scale, height and massing). It is noted that the local character is likely to change in the future, with outline permission for residential development immediately to the east of the site. The relationship between these different uses would need to be taken into account.
9. Conserve and enhance the historic environment.	+	No listed buildings, conservation areas or scheduled ancient monuments within the site or immediate vicinity of the site. No Historic Parks and Gardens within the vicinity.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	○	It is unlikely that this option would have a significant direct effect on this objective.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	○	It is unlikely that this option would have a significant direct effect on this objective. In terms of the health and wellbeing of the population, there would need to be careful consideration of how employment uses at this site would relate to permitted residential uses immediately to the east of the site boundary to ensure the quality of life of prospective residents is not adversely affected.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	The use of this land for economic development purposes is likely to perform well in relation to this objective. In addition, it would support the rejuvenation of the wider Walworth Business Park, which was highlighted as an issue within the SA Scoping Report.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	This site is predominantly used as sports pitches at present, therefore the use of this space for employment purposes would result in a loss of provision. However, replacement pitches are being provided as part of the urban park at Picket Twenty. Therefore, subject to the timing of the loss of pitches relative to the provision of replacement pitches, there would be no net loss in provision of sports pitches.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the	+	The site is reasonably well related to the existing Walworth Business Park and existing and planned residential areas. There is a planned bus route associated with the new neighbourhood at East Anton (Augusta Park) that

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Sustainability Objective	Performance	Commentary
availability of sustainable modes of transport.		would run in close proximity to this site. Improvements to public transport are also envisaged in conjunction with the outline permission for residential development at Picket Piece.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	It is unlikely that this option would have a significant direct effect on this objective.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfaces (e.g. for car parks). There is uncertainty as to whether this is high grade agricultural land, it is noted that most of the site is currently used for recreational purposes. While the site is not within a flood risk zone, the effect on the soil resource may have an indirect adverse effect on water infiltration, potentially resulting in a greater risk of surface water flooding. The construction and use of the site will require the use of resources (including energy and water) and the generation of waste (long term effects). The use of this site for economic development purposes would need to be accounted for when considering the capacity of the waste water treatment works serving Andover and surrounding villages. There remains some uncertainty over the potential effects of this site in terms of biodiversity – no adverse effects have initially been identified although it is noted that hedgerows in the vicinity are known to support dormice. There may be opportunities to seek to enhance on site biodiversity.</p> <p>Development of this site is likely to result in indirect effects on air quality through additional travel (both temporarily associated with construction and more permanent long term effects associated with the use of the site). There may be cumulative effects on air quality to consider when accounting for the existing outline permission at Picket Piece for up to 530 dwellings (and potentially further residential development in the vicinity). There is uncertainty over potential direct effects on air quality as a result of the use of the site for economic development. As noted above, there is also uncertainty about the effect of potential development on the landscape and settlement character, as this is likely to depend on how the site is brought forward – this is something that would need to be subject to further consideration at the application stage.</p> <p>There is the potential for an effect on amenity (and wellbeing) of existing residents in the vicinity and potential residents associated with the outline planning permission at Picket Piece (to the east of this site). The significance of such an effect is uncertain at this stage, depending on how the site is brought forward and the type of uses that occupy the site. This may comprise of short term effects associate with construction and medium to longer term effects associated with the operational use of the site.</p> <p>The proposal is likely to have a positive effect on the local economy, this is more likely to be in the medium to long term, and when considered cumulatively / in synergy with other projects to support the rejuvenation of Walworth Business Park.</p>		

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Sustainability Objective	Performance	Commentary
		<p>The effects described above are unlikely to be significant alone but the potential significance increases when considered in conjunction with other development proposals over the plan period (in some cases these effects may be synergistic e.g. in relation to flood risk, effects on the water environment and biodiversity).</p> <p>In light of the above comments, it would be important to ensure that the development of the site does not result in an increase in flood risk (either on site or off site) – this could be achieved through the application of sustainable drainage. The NPPF provides guidance on this matter, with the Revised Local Plan making reference to this and the forthcoming obligations to provide sustainable drainage systems. Opportunities to reduce the use of resources should be supported – the Revised Local Plan includes a policy seeking higher levels of water efficiency (which may also have benefits in terms of waste water treatment capacity). There would need to be further consideration of impacts on settlement and landscape character, as well as biodiversity – policies within the Revised Local Plan cover these matters. Opportunities to promote more sustainable modes of travel (particularly for employees) should be supported, this may lessen the effects on air quality and the production of greenhouse gas emissions. In addition, the Revised Local Plan proposes policies on amenity and pollution which would provide a framework to considering the need for any mitigation to minimise risks to health and wellbeing of residents in the vicinity.</p>

Test Valley Borough Council

## Southern Test Valley

Site: East Extension of Abbey Park, Romsey

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	++	The site does not include any areas of high or moderate flood risk (From GIS layer using information from the Environment Agency). Should any development come forward, flood risk should not be increased onsite or off site.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This would be likely to depend on how the site is developed should it be taken forward and the promotion of sustainable modes of travel. The site is close to existing residential areas, which make enable non-car modes of travel to the site.
3. Improve the efficient use of land and conserve soil resources.	-	The site is greenfield. A site assessment of agricultural land classification by MAFF (based on a map last revised in 1997) identified the site to be grade 3b. A report submitted on behalf of the site promoter suggests that there is no significant agricultural value to the land based on its relationship with the main farm unit (Warren Farm) and the physical characteristics of the site. Part of the site falls within a Mineral Consultation Area for sharp sand and gravel resource (Source: Mineral Consultation Areas GIS layer). Details provided by the site promoter set out that minerals have been extracted from this site as 'borrowing pits'.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	This is likely to depend on the implementation of any development.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This is likely to depend on the implementation of any development. The site is not within a principal aquifer.
6. Conserve and enhance the Borough's biodiversity.	+/-	The site does not include any SSSIs or SINCs. A report submitted on behalf of the site promoter suggests that there may be potential for the site to support commuting and foraging bats, dormouse and reptiles.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	i	The performance in relation to this objective is likely to depend on the implementation of the scheme and the specific proposals that come forward. It is noted that within the Borough, road traffic is the main source of air pollution. The site is close to existing residential areas, which make enable non-car modes of travel to the site.

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Sustainability Objective	Performance	Commentary
8. Conserve and enhance the Borough's landscape and settlement character.	+/-	The site lies within landscape character area 3A – Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004). The site would be adjacent to the existing Abbey Park Estate. The site has the potential to reduce the separation between the settlements of Romsey and North Baddesley. The site promoter has submitted a landscape and visual appraisal.
9. Conserve and enhance the historic environment.	+	There are no listed buildings, Conservation Areas or Scheduled Ancient Monuments within the vicinity of the site. In addition there are no Historic Parks and Gardens within the immediate vicinity.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	○	It is unlikely that this option would have a significant direct effect on this objective.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	○	It is unlikely that this option would have a significant direct effect on this objective.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	The use of this land for economic development purposes is likely to perform well in relation to this objective.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	It is unlikely that this option would have a significant direct effect on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	+	The site is reasonably well connected to residential areas in Romsey (and North Baddesley) and associated transport networks, as such is considered to perform reasonably well in relation to this objective.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	It is unlikely that this option would have a significant direct effect on this objective.

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
		<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfaces (e.g. for car parks). Based on information available, the site does not comprise of best and most versatile agricultural land. While the site is not within a flood risk zone, the effect on the soil resource may have an indirect adverse effect on water infiltration, potentially resulting in a greater risk of surface water flooding. The construction and use of the site will require the use of resources (including energy and water) and the generation of waste (long term effects). There remains some uncertainty over the potential effects of this site in terms of biodiversity; details provided have identified the potential for the site to support protected species. There may be opportunities to seek to enhance on site biodiversity. Development of this site is likely to result in indirect effects on air quality through additional travel (both temporarily associated with construction and more permanent long term effects associated with the use of the site). There is uncertainty over potential direct effects on air quality as a result of the use of the site for economic development. The proposal is noted to have the potential of a long term adverse effect on settlement character and identity through reducing the physical separation of Romsey and North Baddesley.</p> <p>Should the proposal come forward, there would be the potential to have a positive effect on the local economy (likely to be in the medium to long term, potentially depending on when the site was delivered) through the provision of additional employment opportunities. Given the location relative to proposals for residential growth over the plan period, this option may support local job opportunities for future residents.</p> <p>The proposal is likely to have a negative effect on the separation between settlements as a factor affecting settlement character within this vicinity, this would be a permanent effect.</p> <p>The effects described above are unlikely to be significant alone but the potential significance increases when considered in conjunction with other development proposals over the plan period (in some cases these effects may be synergistic e.g. in relation to flood risk, effects on biodiversity).</p> <p>In light of the above comments, it would be important to ensure that the development of the site does not result in an increase in flood risk (either on site or off site) – this could be achieved through the application of sustainable drainage. The NPPF provides guidance on this matter, with the Revised Local Plan making reference to this and the forthcoming obligations to provide sustainable drainage systems. Opportunities to reduce the use of resources should be supported – the Revised Local Plan includes a policy seeking higher levels of water efficiency. There would need to be further consideration of impacts on biodiversity, a policy within the Revised Local Plan covers this matter. Should the option be taken forward there would also need to be consideration as to how the impact on settlement character could be reduced, particularly in terms of seeking to retain the separation between settlements – this may be best achieved through the design and layout of the site in conjunction with landscaping measures. Opportunities to promote more sustainable modes of travel (particularly for employees) should be supported, this may lessen the potential effects on air quality and the production of greenhouse gas emissions.</p>

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Site: Whitenap, Romsey

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	++	The site does not include any areas of high or moderate flood risk (From GIS layer using information from the Environment Agency). Should any development come forward, flood risk should not be increased onsite or off site.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This would be likely to depend on how the site is developed should it be taken forward and the promotion of sustainable modes of travel. The employment option is promoted as part of a mixed use scheme that is residential led.
3. Improve the efficient use of land and conserve soil resources.	-	The site is greenfield. A site assessment of agricultural land classification by MAFF (1997) identified the majority of the site to be grade 3b agricultural land, with smaller areas of grade 2, 3a and 4 agricultural land. A report submitted by the site promoter on the agricultural land classification (dated 2009) identified the majority of the site to be grade 3b, with areas of grade 3a land and a small area of grade 4 land to the south of the site.  The site includes an area of land within a mineral consultation zone (Source: Mineral Consultation Areas GIS layer). The site promoter has submitted a report on mineral potential which sets out that while there are aggregate minerals on site, the potential for extraction is limited when accounting for various site issues.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.		This is likely to depend on the implementation of any development.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This is likely to depend on the implementation of any development. The site is not within a principal aquifer.
6. Conserve and enhance the Borough's biodiversity.	+/-	The site does not include any SSSIs or SINCs. Grassland areas within the site have been noted to generally be of limited diversity through survey works. Hedgerows and mature open-grown trees across the site may be of value. The wider site may also support a range of notable and legally protected species.

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
7. Reduce air pollution and ensure air quality is maintained or enhanced.	i	The performance in relation to this objective is likely to depend on the implementation of the scheme and the specific proposals that come forward. It is noted that within the Borough, road traffic is the main source of air pollution. The site is promoted in combination with residential development.
8. Conserve and enhance the Borough's landscape and settlement character.	+/-	The site lies within landscape character area 3A – Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004). Parts of the site are visually prominent, with the site also forming part of the view when approaching Romsey from the south. It also forms part of the historic landscape. The northern boundary of the site is adjacent to the existing residential edge of Romsey.
9. Conserve and enhance the historic environment.	+/-	There are no listed buildings, Conservation Areas or Scheduled Ancient Monuments within the site. The western edge of the site is in close proximity to the Broadlands Park registered historic park and garden (grade II*). The site also formed part of the historic landscape associated with Broadlands. There may need to be further consideration of the archaeological potential of the site should this be taken forward.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	o	It is unlikely that this option would have a significant direct effect on this objective.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	o	It is unlikely that this option would have a significant direct effect on this objective. In terms of the health and wellbeing of the population, there would need to be careful consideration of how employment uses at this site would relate to proposed residential uses forming part of the site to ensure the quality of life of prospective residents is not adversely affected.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	The use of this land for economic development purposes is likely to perform well in relation to this objective. The relationship with potential future residential development (as part of the wider Whitenap site) would need to be taken into account in relation to the range of uses that may be appropriate on this site or how such uses are planned within the site.

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Sustainability Objective	Performance	Commentary
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	It is unlikely that this option would have a significant direct effect on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	+	If forming part of a mixed use development for the wider Whitenap site, this option would perform reasonably well in relation to this objective given the connection to a new residential area.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	It is unlikely that this option would have a significant direct effect on this objective.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfaces (e.g. for car parks). Based on information available, the site does include high grade agricultural land, which would be permanently lost. This may not be significant alone, potentially being more significant when considered cumulatively. While the site is not within a flood risk zone, the effect on the soil resource may have an indirect adverse effect on water infiltration, potentially resulting in a greater risk of surface water flooding.</p> <p>The construction and use of the site will require the use of resources (including energy and water) and the generation of waste (long term effects). There remains some uncertainty over the potential effects of this site in terms of biodiversity; the site incorporates some features of interest and potentially supports protected species. There may be opportunities to seek to enhance on site biodiversity. Development of this site is likely to result in indirect effects on air quality through additional travel (both temporarily associated with construction and more permanent long term effects associated with the use of the site) – there would need to be further consideration of the potential cumulative effect when accounting for proposals for residential development of the remainder of this site. There is uncertainty over potential direct effects on air quality as a result of the use of the site for economic development. There is the potential of an adverse effect on the settlement character and landscape, when accounting for the prominence of parts of the site (including in relation to the southerly approach to Romsey).</p> <p>Should the proposal come forward, there would be the potential to have a positive effect on the local economy (likely to be in the medium to long term) through the provision of additional employment opportunities. Given the location relative to proposals for residential growth over the plan period, this option may support local job opportunities for future residents.</p> <p>Should this site come forward (as a mixed use scheme) there is the potential of an effect on the amenity and wellbeing of future residents</p>		

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Sustainability Objective	Performance	Commentary
		<p>in the vicinity. Depending on relative timing s of proposals, this could relate to construction in the short term and the operational use of the site in the medium to long term.</p> <p>In light of the above comments, it would be important to ensure that the development of the site does not result in an increase in flood risk (either on site or off site) – this could be achieved through the application of sustainable drainage. The NPPF provides guidance on this matter, with the Revised Local Plan making reference to this and the forthcoming obligations to provide sustainable drainage systems. Opportunities to reduce the use of resources should be supported – the Revised Local Plan includes a policy seeking higher levels of water efficiency. There would need to be further consideration of impacts on biodiversity and the historic environment, policies within the Local Plan cover these matters. There would need to be further consideration as to how the site could be brought forward in such a way as to minimise the impact on settlement and landscape character (policies included within the Revised Local Plan on these matters). Opportunities to promote more sustainable modes of travel (particularly for employees) should be supported, this may lessen the effects on air quality and the production of greenhouse gas emissions. There may also need to be further consideration to minimising potential effects on potential residential receptors, should surrounding land be promoted for residential development (including in relation to policies proposed within the Revised Local Plan on amenity).</p>

Test Valley Borough Council

Site: Extension of the University of Southampton Science Park, Chilworth

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	++	The site does not include any areas of high or moderate flood risk (From GIS layer using information from the Environment Agency). Should any development come forward, flood risk should not be increased onsite or off site.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This would be likely to depend on how the site is developed should it be taken forward and the promotion of sustainable modes of travel. The site is more remote from existing residential areas than some of the alternatives considered.
3. Improve the efficient use of land and conserve soil resources.	-	The site is greenfield. No site specific survey information is available for the agricultural land classification of this site.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	This is likely to depend on the implementation of any development.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This is likely to depend on the implementation of any development. The site is not within a principal aquifer.
6. Conserve and enhance the Borough's biodiversity.	+/-	The site appears to be improved grassland therefore it is likely to be of limited ecological value within the site. The site does not include any SSSIs or SINCS but there is a SINC adjacent to the site (to the south east) – there may need to be a buffer retained around this designation. There is the potential for bats, reptiles and newts around this site.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	i	The performance in relation to this objective is likely to depend on the implementation of the scheme and the specific proposals that come forward. It is noted that within the Borough, road traffic is the main source of air pollution. The site is more remote from existing residential areas than some of the alternatives considered.
8. Conserve and enhance the Borough's landscape and settlement character.	+	The site lies within landscape character area 2B – North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004). The area is located between the M27 (to the south) and part of the Science Park (which currently has some plots available for development). There may be glimpses of the site from the M27.
9. Conserve and enhance the historic environment.	+	There are no listed buildings, Conservation Areas or Scheduled Ancient Monuments within the immediate vicinity of the site. Similarly, there are no

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
		Registered Parks and Gardens within the immediate locality.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	○	It is unlikely that this option would have a significant direct effect on this objective.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	○	It is unlikely that this option would have a significant direct effect on this objective.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	The use of this land for economic development purposes is likely to perform well in relation to this objective. It may be appropriate to restrict the range of uses that could be undertaken on this site to reflect the research and development role of the wider Science Park and the limited opportunities for sites of this nature.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	It is unlikely that this option would have a significant direct effect on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	+/-	The site is slightly more remote from nearby residential areas and public transport options than some of the other options, which may make non car modes of travel less attractive.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	It is unlikely that this option would have a significant direct effect on this objective. However, it is noted that there are links with the University of Southampton and the specialist use of the Science Park may result in some opportunities for developing skills.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfaces (e.g. for car parks). No information is available as to whether this site comprises of high grade agricultural land. While the site is not within a flood risk zone, the effect on the soil resource may have an indirect adverse effect on water</p>		

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Sustainability Objective	Performance	Commentary
		<p>infiltration, potentially resulting in a greater risk of surface water flooding. The construction and use of the site will require the use of resources (including energy and water) and the generation of waste (both short term effects associated with construction and medium to long term effects associated with use of the site). There remains some uncertainty over the potential effects of this site in terms of biodiversity, including the relationship with the adjacent SINC. There may be opportunities to seek to enhance on site biodiversity. Development of this site is likely to result in indirect effects on air quality through additional travel (both temporarily associated with construction and more permanent long term effects associated with the use of the site); the site is more distant from larger residential areas and public transport corridors than some of the options which may result in additional travel by car. There is uncertainty over potential direct effects on air quality as a result of the use of the site for economic development.</p> <p>Should the proposal come forward, there would be the potential to have a positive effect on the local economy (likely to be in the medium to long term) through the provision of additional specialist, high value employment opportunities.</p> <p>The effects described above are unlikely to be significant alone but the potential significance increases when considered in conjunction with other development proposals over the plan period (in some cases these effects may be synergistic e.g. in relation to flood risk, effects on biodiversity).</p> <p>In light of the above comments, it would be important to ensure that the development of the site does not result in an increase in flood risk (either on site or off site) – this could be achieved through the application of sustainable drainage. The NPPF provides guidance on this matter, with the Revised Local Plan making reference to this and the forthcoming obligations to provide sustainable drainage systems. Opportunities to reduce the use of resources should be supported – the Revised Local Plan includes a policy seeking higher levels of water efficiency. There would need to be further consideration of impacts on biodiversity (including the need for buffers to the SINC), policies proposed within the Revised Local Plan cover these matters. Opportunities to promote more sustainable modes of travel (particularly for employees) should be supported; this may lessen the effects on air quality and the production of greenhouse gas emissions.</p>

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Site: Land at Bargain Farm, Nursling

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	++	The site does not include any areas of high or moderate flood risk (From GIS layer using information from the Environment Agency). Should any development come forward, flood risk should not be increased onsite or off site.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This would be likely to depend on how the site is developed should it be taken forward and the promotion of sustainable modes of travel. The site is close to existing (and planned) residential areas, which make enable non-car modes of travel to the site.
3. Improve the efficient use of land and conserve soil resources.	--	The site is greenfield. An assessment of agricultural land classification by MAFF (based on a map last revised in 1997) identifies the site to be predominantly grade 1 land, with a small portion of the site classed as grade 3a. The site promoters have set out that the isolation of the site from the wider countryside has an impact on its long term value for agricultural use. The majority of the site falls within a Mineral Consultation Area for sharp sand and gravel resource (Source: Mineral Consultation Areas GIS layer).
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	This is likely to depend on the implementation of any development.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This is likely to depend on the implementation of any development. The site is not within a principal aquifer.
6. Conserve and enhance the Borough's biodiversity.	+	The site does not include any SSSIs or SINCs. The site is largely arable land. The agricultural buildings may have some potential to support nesting birds and bats.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	i	The performance in relation to this objective is likely to depend on the implementation of the scheme and the specific proposals that come forward. It is noted that within the Borough, road traffic is the main source of air pollution. The site is close to existing residential areas, which make enable non-car modes of travel to the site.
8. Conserve and enhance the Borough's landscape and settlement character.	+/-	The site lies within landscape character area 2B – North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004). The character of this area is changing when accounting for

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
		permission for employment development at Adanac Park and residential development north of Redbridge Lane. This site lies within an area providing a transition from the edge of Southampton towards the settlements of Nursling and Rownhams. It is noted that there are individual TPOs on the boundary of the site.
9. Conserve and enhance the historic environment.	-	There are no Conservation Areas or Scheduled Ancient Monuments within the vicinity of the site. The site includes Bargain Farm grade II listed building – an associated barn is also an undesignated heritage asset. There is the potential for the proposal to have an adverse effect on these assets if not planned sensitively. There may need to be further consideration of the archaeological potential of this site should it be progressed.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	o	It is unlikely that this option would have a significant direct effect on this objective.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	o	It is unlikely that this option would have a significant direct effect on this objective. In terms of the health and wellbeing of the population, there would need to be careful consideration of how employment uses at this site would relate to residential uses close to the site (including to the north) to ensure the quality of life of prospective residents is not adversely affected.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	The use of this land for economic development purposes is likely to perform well in relation to this objective.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	o	It is unlikely that this option would have a significant direct effect on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the	+	The site is reasonably well connected to surrounding residential areas and associated transport networks, as such is considered to perform reasonably well in relation to this objective. The site has good access to

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up. Appendix 12: Page 17

Sustainability Objective	Performance	Commentary
availability of sustainable modes of transport.		the strategic road network, being located in close proximity to the M271.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	O	It is unlikely that this option would have a significant direct effect on this objective.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfaces (e.g. for car parks). Based on the available information, the majority of the site is identified as grade 1 land so would be best and most versatile agricultural land. While the site is not within a flood risk zone, the effect on the soil resource may have an indirect adverse effect on water infiltration, potentially resulting in a greater risk of surface water flooding. The construction and use of the site will require the use of resources (including energy and water) and the generation of waste (long term effects). There is unlikely to be an adverse effect on biodiversity, however further consideration would need to be given in relation to this matter particularly in relation to the potential presence of protected species. There is the potential of a permanent adverse effect on the setting of buildings of historic interest (including a grade II listed building) if the proposal is not designed sensitively. Development of this site is likely to result in indirect effects on air quality through additional travel (both temporarily associated with construction and more permanent long term effects associated with the use of the site). Cumulative and possibly synergistic effect on air quality may occur when accounting for traffic associated with existing development and outstanding permissions in the vicinity (e.g. Adanac Park and Redbridge Lane) and other proposals (both for this site and others within the vicinity). There is uncertainty over potential direct effects on air quality as a result of the use of the site for economic development.</p> <p>Should the proposal come forward, there would be the potential to have a positive effect on the local economy (likely to be in the medium to long term) through the provision of additional employment opportunities. Given the location relative to proposals for residential growth over the plan period, this option may support local job opportunities for future residents.</p> <p>There is the potential for adverse effects on the wellbeing of residents in the vicinity of the site (e.g. through effects on their amenity) and other nearby receptors – this could be both in the short term (associated with temporary construction effects) and the medium to longer term. In relation to the latter, this is likely to depend on the nature of uses and the design and layout of any proposals. This is likely to be more effectively assessed at a more detailed scale.</p> <p>Many of the effects described above are unlikely to be significant alone but the potential significance increases when considered in conjunction with other development proposals over the plan period (in some cases these effects may be synergistic e.g. in relation to flood risk, effects on biodiversity).</p>		

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Sustainability Objective	Performance	Commentary
		<p>In light of the above comments, it would be important to ensure that the development of the site does not result in an increase in flood risk (either on site or off site) – this could be achieved through the application of sustainable drainage. The NPPF provides guidance on this matter, with the Revised Local Plan making reference to this and the forthcoming obligations to provide sustainable drainage systems. Opportunities to reduce the use of resources should be supported – the Revised Local Plan includes a policy seeking higher levels of water efficiency. There would need to be further consideration of impacts on biodiversity and the historic environment, proposed policies within the Revised Local Plan cover these matters. There would need to be further consideration as to how the site could be brought forward in such a way as to minimise the impact on settlement and landscape character (policies included within the Revised Local Plan on these matters), this could include through additional landscaping measures. Opportunities to promote more sustainable modes of travel (particularly for employees) should be supported; this may lessen the effects on air quality and the production of greenhouse gas emissions. The Revised Local Plan also seeks to provide policies on amenity and pollution that would provide a mechanism for ensuring appropriate mitigation measures are planned to reduce the risk of significant effects on the wellbeing of residents and other local receptors. There would remain a residual effect in terms of the loss of agricultural land.</p>

Test Valley Borough Council

Site: Land to the South of Brownhill Way, Nursling

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	++	The site does not include any areas of high or moderate flood risk (From GIS layer using information from the Environment Agency). Should any development come forward, flood risk should not be increased onsite or off site.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This would be likely to depend on how the site is developed should it be taken forward and the promotion of sustainable modes of travel. The site is close to existing residential areas, which make enable non-car modes of travel to the site.
3. Improve the efficient use of land and conserve soil resources.	-	The site is greenfield. No site specific survey information is available for the agricultural land classification of this site. It is noted that the site has previously been subject to mineral extraction followed by backfilling.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	This is likely to depend on the implementation of any development.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This is likely to depend on the implementation of any development. The site is not within a principal aquifer.
6. Conserve and enhance the Borough's biodiversity.	+/-	The site does not include any SSSIs or SINCs. Based on information submitted with application 11/02859/FULLN, the majority of grassland on site is of limited ecological value; however the hedgerow running north-south within the site is of value (classified as an 'important' hedgerow).
7. Reduce air pollution and ensure air quality is maintained or enhanced.	i	The performance in relation to this objective is likely to depend on the implementation of the scheme and the specific proposals that come forward. It is noted that within the Borough, road traffic is the main source of air pollution. The site is close to existing residential areas, which make enable non-car modes of travel to the site.
8. Conserve and enhance the Borough's landscape and settlement character.	+/-	The site lies within landscape character area 2B – North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004). The character of this area is changing when accounting for permission for employment development at Adanac Park and residential development north of Redbridge Lane. This site lies in a sensitive location between settlements.

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
9. Conserve and enhance the historic environment.	+	No listed buildings, Conservation Areas or Scheduled Ancient Monuments within the vicinity of the site. The site is within an area of archaeological potential; however mineral extraction from part of the site may have affected the presence of features of interest. There may need to be further consideration of the archaeological potential of this site should it be progressed.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	-	The site area includes dwellings that would be likely to be lost if this site came forward, thus reducing the available housing stock. It is noted that the site promoter is proposing additional housing is to be provided in the vicinity as a means of offsetting this loss (within the administrative area of Southampton City).
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	o	It is unlikely that this option would have a significant direct effect on this objective. In terms of the health and wellbeing of the population, there would need to be careful consideration of how employment uses at this site would relate to sensitive receptors in close proximity to the site to ensure the quality of life is not adversely affected.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	The use of this land for economic development purposes is likely to perform well in relation to this objective. The location and nature of the site may make it appropriate for storage and distribution uses (B8 Use Class), particularly given the proximity to the strategic road network. It is noted that this area forms part of a wider site for which there is planning permission for a distribution centre.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	o	It is unlikely that this option would have a significant direct effect on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	+	The site is reasonably well connected to surrounding residential areas and associated transport networks, as such is considered to perform reasonably well in relation to this objective. The site has good access to the strategic road network, being located in close proximity to the M271. It is noted that this site is currently safeguarded for a park and ride facility, should this option be taken forward there may be a need to give consideration to alternative locations for such a provision. This matter has been given consideration as part of the planning application process.

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	It is unlikely that this option would have a significant direct effect on this objective.
<p>Summary:</p> <p>The use of this greenfield site would result in the permanent negative impact on soil resources, primarily associated with the built footprint and associated non-natural surfaces (e.g. for car parks). There is no information available for this site on its agricultural land classification. While the site is not within a flood risk zone, the loss of the soil resource may have an indirect adverse effect on water infiltration, potentially resulting in a greater risk of surface water flooding. The construction and use of the site will require the use of resources (including energy and water) and the generation of waste (long term effects).</p> <p>At this stage there is some uncertainty over the effect on biodiversity, should the hedgerow along the eastern boundary be removed or damaged this is likely to have an adverse effect at least in the short term. Development of this site is likely to result in indirect effects on air quality through additional travel (both temporarily associated with construction and more permanent long term effects associated with the use of the site). Cumulative and possibly synergistic effect on air quality may occur when accounting for traffic associated with existing development and outstanding permissions in the vicinity (e.g. Adanac Park and Redbridge Lane) and other proposals within the vicinity. There is uncertainty over potential direct effects on air quality as a result of the use of the site for economic development.</p> <p>Should the proposal come forward, there would be the potential to have a positive effect on the local economy (likely to be in the medium to long term) through the provision of additional employment opportunities. Given the location relative to proposals for residential growth over the plan period, this option may support local job opportunities for future residents. However, it is recognised that there would be an adverse effect through a loss of housing within the extent of the site.</p> <p>There is the potential for adverse effects on the wellbeing of residents in the vicinity of the site (e.g. through effects on their amenity) and other nearby receptors – this could be both in the short term (associated with temporary construction effects) and the medium to longer term. In relation to the latter, this is likely to depend on the nature of uses and the design and layout of any proposals. This is likely to be more effectively assessed at a more detailed scale.</p> <p>The effects described above are unlikely to be significant alone but the potential significance increases when considered in conjunction with other development proposals over the plan period (in some cases these effects may be synergistic e.g. in relation to flood risk, effects on biodiversity).</p> <p>It is noted that planning permission has been granted for a distribution centre (application reference 11/02859/FULLN), this covers the site</p>		

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up. Appendix 12: Page 22



Sustainability Objective	Performance	Commentary
		<p>area as well as land within Southampton City. As specific proposals form part of the application it has given an opportunity for more specific consideration of effects (such as noise and air quality). It may not be reasonable to assume that the effects associated with this specific proposal would be the same as for the allocation if alternative options came forward through the plan process.</p> <p>In light of the above comments, it would be important to ensure that the development of the site does not result in an increase in flood risk (either on site or off site) – this could be achieved through the application of sustainable drainage. The NPPF provides guidance on this matter, with the Revised Local Plan making reference to this and the forthcoming obligations to provide sustainable drainage systems. Opportunities to reduce the use of resources should be supported – the Revised Local Plan includes a policy seeking higher levels of water efficiency. There would need to be further consideration of impacts on biodiversity, particularly in terms of the hedgerow within the site and options to retain it or potentially relocated it (as proposed as part of the planning application for the site)- policies within the Revised Local Plan propose cover this topic. There would need to be further consideration as to how the site could be brought forward in such a way as to minimise the impact on settlement and landscape character (policies included within the Revised Local Plan on these matters), this could include through additional landscaping measures. Opportunities to promote more sustainable modes of travel (particularly for employees) should be supported; this may lessen the effects on air quality and the production of greenhouse gas emissions. The Revised Local Plan also seeks to provide policies on amenity and pollution that would provide a mechanism for ensuring appropriate mitigation measures are planned to reduce the risk of significant effects on the wellbeing of residents and other local receptors. There would remain a residual effect in terms of the loss of agricultural land.</p>

Test Valley Borough Council

### Summary of Performance for Options for Economic Development Sites within Southern Test Valley

Sustainability Objective	East Extension of Abbey Park, Romsey	Land at Whitenap, Romsey	Extension of the University of Southampton Science Park, Chilworth	Land at Bargain Farm, Nursling	Land to the South of Brownhill Way, Nursling
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	++	++	++	++	++
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	i	i	i	i
3. Improve the efficient use of land and conserve soil resources.	-	-	-	--	-
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	i	i	i	i
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	i	i	i	i
6. Conserve and enhance the Borough's biodiversity.	+/-	+/-	+/-	+	+/-
7. Reduce air pollution and ensure air quality is maintained or enhanced.	i	i	i	i	i
8. Conserve and enhance the Borough's landscape and settlement character.	+/-	+/-	+	+/-	+/-
9. Conserve and enhance the historic environment.	+	+/-	+	-	+
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	o	o	o	o	-
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in	o	o	o	o	o

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	East Extension of Abbey Park, Romsey	Land at Whitenap, Romsey	Extension of the University of Southampton Science Park, Chilworth	Land at Bargain Farm, Nursling	Land to the South of Brownhill Way, Nursling
areas of deprivation within the Borough. Reduce crime and the fear of crime.					
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	+	+	+	+
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	o	o	o	o	o
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	+	+	+/-	+	+
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	o	o	o	o	o

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

## Summary of Council's Reasoning for Rejecting Options / Identifying Preferred Option for Southern Test Valley

(Preferred Options shown in bold)

Site	Reasons Rejected / Preferred
East Extension of Abbey Park, Romsey	<ul style="list-style-type: none"> <li>- This option is considered to have the potential of a negative effect on the local settlement character through the reduction in the separation of the settlements of North Baddesley and Romsey</li> </ul>
<b>Land at Whitenap, Romsey</b>	<ul style="list-style-type: none"> <li>- <b>This option would form part of a larger new neighbourhood (considered separately within this report) incorporating an employment provision and this would support aspirations of promoting mixed uses where people can live and work together</b></li> <li>- <b>The option would support additional employment opportunities within Romsey</b></li> <li>- <b>Good access to the strategic road network</b></li> <li>- <b>This option would not have a significant effect on the separation between Romsey and North Baddesley</b></li> </ul>
Extension of the University of Southampton Science Park, Chilworth	<ul style="list-style-type: none"> <li>- <b>Would provide an opportunity for the Science Park to expand – this is a specialist employment site that is of more than local importance (at least of sub-regional value</b></li> <li>- <b>Helps to support the identified requirement for research, science and technology based businesses in the M27 corridor</b></li> <li>- <b>Generally performs reasonably well in relation to the sustainability considerations and in terms of the potential effect on the environment</b></li> </ul>
Land at Bargain Farm, Nursling	<ul style="list-style-type: none"> <li>- <b>Good access to the strategic road network, close to the M271 (and M27)</b></li> <li>- <b>Well related to existing residential areas (source of employees) and other employment sites</b></li> <li>- <b>Site free from any overriding constraints (including environmental and social matters)</b></li> <li>- <b>Well related to urban South Hampshire and supports the PUSH Economic Development Strategy</b></li> </ul>
Land to the South of Brownhill Way, Nursling	<ul style="list-style-type: none"> <li>- <b>Good access to the strategic road network, close to the M271 (and M27)</b></li> <li>- <b>Well related to existing residential areas (source of employees) and other employment sites</b></li> <li>- <b>Site free from any overriding constraints (including environmental and social matters)</b></li> <li>- <b>Well related to urban South Hampshire and supports the PUSH Economic Development Strategy</b></li> </ul>

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## Appendix 13: Appraisal of Site Specific Options for Other Uses

### Key to Appraisal:

Performs very well	++
Performs well	+
Mixed performance	+/-
Performs less well	-
Performs poorly	--
Depends on implementation	i
Uncertain	?
No Effect	O

Please note: The comments in this document do not negate the need to undertake appropriate site assessment work in relation to more detailed work or planning applications. The comments made may not have identified all considerations; alternatively matters may have been identified that prove not to be an issue in relation to specific sites.

Test Valley Borough Council

## Northern Test Valley – Comparison Retail

Site: George Yard / Black Swan Yard, Andover

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	++	The site does not include any areas of high or moderate flood risk (From GIS layer using information from the Environment Agency). Should any development come forward, flood risk should not be increased onsite or off site.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This would be likely to depend on how the site is developed should it be taken forward and the promotion of sustainable modes of travel.
3. Improve the efficient use of land and conserve soil resources.	++	The site comprises previously developed land, with the existing use primarily for car parking. There is scope to make the efficient use of land.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	This is likely to depend on the implementation of any development.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This is likely to depend on the implementation of any development. The site is within a principal aquifer but outside groundwater source protection zones. Any management of surface water would need to take account for potential adverse effects on water resources and soil resources.
6. Conserve and enhance the Borough's biodiversity.	++	The site does not include any SSSIs or SINCs. The site is considered to have a negligible ecological value. A small number of trees are present that are likely to be of value at site level only, although they may support bat roosts which would need to be protected.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	i	The performance in relation to this objective is likely to depend on the implementation of the scheme and the specific proposals that come forward. It is noted that within the Borough, road traffic is the main source of air pollution. This site is in a town centre location, in close proximity to the main retail provisions on the High Street.
8. Conserve and enhance the Borough's landscape and settlement character.	+	Identified as urban falling within 10F: Andover Chalk Downland (Test Valley Community Landscape Project, 2004). Given the location and the urban nature of the area, development in this location is considered to perform comparatively well in relation to landscape character with the potential to enhance the townscape. In planning any development, regard will need to be given to the local urban character, including the historic environment.
9. Conserve and enhance the historic	--	There are a number of listed building which surround the site, including

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Sustainability Objective	Performance	Commentary
environment.		the grade II* Danebury Hotel. The site lies within the Andover Conservation Area. There are therefore a number of constraints which need to be taken into account when considering developing this site. There are also a number of historic buildings which are unlisted which surround the site; these will also need to be taken into account. The site is within an archaeologically significant area.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	+	There would be scope to include some residential development as part of a mixed use scheme (see Appendix 10); this may also include scope to provide affordable housing.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	0	It is unlikely that this option would have a significant direct effect on this objective. There may need to be consideration as to how the site would be brought forward and any opportunities to support this objective.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	This proposal has the potential to support this objective, in terms of the retail functioning of the site but also in terms of the potential to provide commercial floorspace as part of a mixed use scheme.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.		This scheme has the potential to incorporate leisure uses in a town centre location. Therefore depending on whether leisure uses come forward as part of any proposal may influence the performance against this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	+	This site has the potential to enhance the retail offer of Andover town centre. This site is in close proximity to Andover bus station and existing bus routes.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	0	It is unlikely that this option would have a significant direct effect on this objective.
<p>Summary:</p> <p>This site is previously developed (combination of buildings and man made surfaces for the car parks). As a result the proposal is unlikely to have a significant effect (either positive or negative) relative to the current use of the site. Depending on the surface materials used and how</p>		

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Sustainability Objective	Performance	Commentary
		<p>the scheme comes forward, there may be an opportunity for enhancement in the medium to longer term through enabling more water infiltration (directly or through permeable surfacing) – this could have an indirect positive effect on the soil environment and the water environment in the medium to longer term. There would need to be consideration of the risk of potentially creating pathways for pollutants through infiltration. It is unlikely that there would be a significant effect on biodiversity within the site in the medium to long term (subject to whether there are bat roosts in the trees surrounding the sites). There is likely to be scope to enhance the biodiversity on site, depending on how a scheme is taken forward.</p> <p>As noted above, there is the potential for a significant (although localised) adverse effect on the historic environment, including the Andover Conservation Area, should the proposal not be planned in a sensitive way. This effect would be likely to be long term and permanent. There may also be an effect on archaeology, settlement character and townscape – this will need further consideration at the project stage, to include the layout and design of the site. It should be noted that if this proposal is planned in a sensitive manner, there are opportunities for the enhancement of the townscape in the medium to longer term, as noted above.</p> <p>The construction and use of the site is likely to require the use of additional resources (including energy and water) and the generation of waste (short term effects for construction related activities, long term effects linked to the use of the site). The re-development of the site is likely to result in short term (temporary) effects on air quality during construction. There is uncertainty over the cumulative effect on air quality – significant direct effects are unlikely, indirect effects associated with changes in traffic levels are anticipated to be more likely (in the short term associated with construction and in the medium to longer term with the use of the site). Additional retail development in this location (in conjunction with a larger population within the town) may result in additional visits to the town centre, which may include a significant proportion by car. This could have a synergistic effect subject to changes in travel patterns and distribution around the town (when accounting for an increase in population) and the potential for additional buildings on this site to reduce the ability for pollutants to disperse (which may also have health effects). Improvements to the retail offer within Andover may encourage local residents to use Andover town centre rather than other retail centres – this may change the patterns of movement, having a knock on effect on air quality. This could be considered in more detail at the project scale.</p> <p>The proposal is envisaged to have the potential of a positive effect on the local economy (likely to be in the medium to long term), including through the creation of additional employment. It has been put forward that subject to needs at the time this site comes forward, it may also be appropriate to consider incorporating additional offices within the town centre location.</p> <p>It would be important to ensure that this site is planned in such a way as to avoid an adverse effect on the historic environment and where possible seek enhancements to the historic environment and the townscape, policies are included within the Revised Local Plan on this matter. As noted above, there may be scope to apply sustainable drainage systems as a mechanism to avoid any increases in flood risk and potentially to have a positive effect on soil resources. The Revised Local Plan makes reference to support for sustainable drainage and the forthcoming obligations to provide sustainable drainage systems. Opportunities to reduce the use of resources should be supported – the Revised Local Plan includes a policy seeking higher levels of water efficiency. When considering the development of the site, opportunities to enhance biodiversity should be considered – the proposed policies within the Revised Local Plan cover this matter. Opportunities to promote</p>

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Sustainability Objective	Performance	Commentary
		more sustainable modes of travel should be supported; this may lessen the effects on air quality and the production of greenhouse gas emissions.

Test Valley Borough Council

## Southern Test Valley – Outdoor Sports Facility

Site: Ganger Farm, Romsey

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	++	The site does not include any areas of high or moderate flood risk (From GIS layer using information from the Environment Agency). Should any development come forward, flood risk should not be increased onsite or off site.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This would be likely to depend on how the site is developed should it be taken forward and the promotion of sustainable modes of travel.
3. Improve the efficient use of land and conserve soil resources.	+/-	<i>Comments</i> This is a greenfield site. Given the nature of the proposed use (major additional outdoor sport provision, mainly for pitches), the impact on soil resources may not be as significant for more substantial built development. A site assessment of agricultural land classification by MAFF (1997) identified the majority of the site to be grade 3b land, with an area of grade 2 land towards the east and a small area of grade 3a land to the north west. The site includes a mineral consultation area for sharp sand and gravel (Source: Mineral Consultation Areas GIS layer).
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	This is likely to depend on the implementation of any development.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This is likely to depend on the implementation of any development.
6. Conserve and enhance the Borough's biodiversity.	+/-	Comprises of a complex site, there are some agricultural areas that appear to be of negligible ecological value throughout much of the north of the site.  The site is likely to support a range of legally protected species, particularly great crested newts (known to be present in the area) and also likely to be reptiles, possibly also dormice. Open fields may support ground nesting birds. Mature trees and farm buildings may support bats. This area falls within the Ampfield-Baddesley-Chilworth-Lordshill Biodiversity Opportunity Area.

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
		The site is wholly within the 7.5km foraging consultation zone for Mottisfont Bats SAC. Most of the northern and central areas of the wider Ganger Farm area are sub-optimal habitat for commuting / foraging barbastelle bats.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	i	The performance in relation to this objective is likely to depend on the implementation of the scheme and the specific proposals that come forward. It is noted that within the Borough, road traffic is the main source of air pollution. Therefore additional travel by cars etc may have an impact on this objective.
8. Conserve and enhance the Borough's landscape and settlement character.	+/-	The site is within Landscape Character Area 3A: Baddesley Mixed Farm and Woodland (Test Valley Community Landscape Project, 2004). The area in the vicinity of the site is in a period of change, as construction of the new neighbourhood at Abbotswood is underway.  The site is reasonably self-contained (when accounting for the surrounding woodland / planting); however the extent of this would depend on the level and location of development.
9. Conserve and enhance the historic environment.	+/-	No listed buildings, Conservation Areas or Scheduled Ancient Monuments within or adjacent to site. Sir Harold Hillier Arboretum is a registered park and garden and adjoins the site to the north, the setting of this asset will need to be taken into account.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	o	It is unlikely that this option would have a significant direct effect on this objective.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	+	It is unlikely that this option would have a significant direct effect on this objective in terms of poverty and social exclusion. In terms of the health and wellbeing of the population, the provision of additional outdoors sports space within Romsey (where there is an existing deficit in provision) should provide greater opportunity to support this aspect of the objective.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	o	It is unlikely that this option would have a significant direct effect on this objective.

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Sustainability Objective	Performance	Commentary
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	+	The provision of additional outdoor sports pitches within Romsey will support this objective, providing a greater opportunity to access this type of leisure facility within the locality.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	+	This option would provide an additional facility in reasonably close proximity to local residents (and future residents at Abbotswood), with the existing provision (Romsey Sports Centre) on the south west side of Romsey. It is likely to be appropriate to consider enhancing access to the site via non-car modes of travel, including pedestrian and cycle links.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	0	It is unlikely that this option would have a significant direct effect on this objective.
<p><b>Summary:</b>  The site involves the use of greenfield land however as the site would be predominantly providing pitches, the effect on soil resources is likely to be less significant than for other forms of development. Some of the site comprises high grade agricultural land, which would no longer be available for agricultural use, therefore there would be a negative effect in this regard, likely to be in the medium to long term. Any necessary drainage arrangements for the pitches may have a permanent impact on natural processes within the soil. While the site does not lie within a flood risk zone, it would be important to ensure that the proposed use of the site does not increase the risk of flooding (on site or off site).</p> <p>While the use of the agricultural areas of the site is unlikely to have a significant adverse effect on the flora, there are features within the site that may be of value and the site is likely to support legally protected species. As noted above, the whole site lies within the foraging consultation zone for Mottisfont Bats SAC. In this regard, the site could have an adverse effect on biodiversity. Most of the northern and central areas of the wider Ganger Farm area are sub-optimal habitat for commuting / foraging barbastelle bats. However, there may need to be further consideration of the use of this site by the barbastelle bats and the potential to affect this (and other) species, including as a result of any floodlighting associated with the site. This risk could be synergistic in nature should other projects (not just as a result of development) result in disruption to commuting routes / corridors and appropriate foraging habitats. As such, there is likely to be a requirement to give further consideration to effects on biodiversity at the project scale as a way to reduce present uncertainties of both direct and indirect effects.</p> <p>There is some uncertainty as to the potential for a significant effect on the setting of the Sir Harold Hillier Gardens and Arboretum – this is likely to depend on how the project is brought forward, including the design and layout of the site, use of landscaping and the level of intrusion through any floodlighting.</p>		

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
		<p>The construction and long term use of the site for outdoor recreation would require the use of resources, including energy and water, and the generation of waste. While these effects are unlikely to be significant in isolation, the cumulative effect is more likely to be significant.</p> <p>The proposal may have indirect positive effects on the health and wellbeing of the local population with the availability of additional outdoor sports facilities, seeking to address an existing deficit in provision – this is unlikely to be significant when considered alone. It is recognised that this would also provide additional facilities towards the eastern site of Romsey, with the current main provisions located to the south west of Romsey. This proposal is unlikely to have a significant effect on the local economy.</p> <p>Any effect on air quality is likely to be indirect. As noted above, road traffic is the main source of air pollution within the Borough. The proposal may result in the generation of additional traffic, which is anticipated to result in the emission of air pollutants (including greenhouse gases). In itself this proposal is unlikely to result in a significant effect on air quality (either in the short term associated with construction or the longer term associated with traffic). There is the potential of a cumulative effect, when accounting for other changes on traffic levels and patterns (for example including the traffic associated with residential development at Abbotswood).</p> <p>In light of the above comments, it would be important to ensure that the development of the site does not result in an increase in flood risk (either on site or off site) – this could be achieved through the application of sustainable drainage systems. The NPPF provides guidance on this matter, with the Revised Local Plan making reference to this and the forthcoming obligations to provide sustainable drainage systems. It would be necessary to give greater consideration to the potential risks to biodiversity at the project level, this includes in relation to the barbastelle bats associated with Mottisfont Bats SAC. Surveys for this species are likely to be required at the project stage. The Revised Local Plan proposes to include a biodiversity policy which will set out the requirements in relation to this matter, it may be appropriate to cross-refer to the need to consider Mottisfont Bats SAC in conjunction with this proposal.</p> <p>Should the proposal come forward it would need to be planned so as to be sensitive to the setting of the adjacent historic park and garden (this would need to include consideration of the potential impact of any floodlighting). The Revised Local Plan proposes to include a policy on heritage assets which would provide a framework to consider this matter. It may be helpful to provide some text associated with any policy for this proposal to highlight the need to consider ways to minimise the impact on the Sir Harold Hillier Gardens and Arboretum. There would need to be further consideration as to how the site could be brought forward in such a way as to minimise the impact on the landscape character (policies included within the Revised Local Plan on these matters), this could include through additional landscaping measures. Opportunities to promote more sustainable modes of travel should be supported; this may lessen the effects on air quality and the production of greenhouse gas emissions.</p>

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## Southern Test Valley - Green Infrastructure – Forest Park

Site: Woodlands adjacent to the M27 corridor

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	+	A small portion of the areas put forward for a forest park lie within areas of moderate and high flood risk (from GIS layer using information from the Environment Agency). The proposed use falls within the category of 'water compatible development' which is deemed to be acceptable in zones of higher flood risk (Technical Guidance to NPPF).
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	?	This option does not directly relate to this objective. This proposal is unlikely to reduce greenhouse gas emissions. The proposal may result in additional vehicle movements for visitors to the site; this would need to be balanced with the potential reduction in vehicle movements or shorter journeys as existing residents may be able to access an additional facility in closer proximity to their home. The retention of this area of green infrastructure may have some benefits in terms of adaptation.
3. Improve the efficient use of land and conserve soil resources.	0	Given the indicative tests associated with this objective, the performance is likely to be neutral. There may be some effects linked to this objective, for example through the compaction of soil associated with the provision of paths etc but this would depend on the detailed implementation of the scheme.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	0	Given the indicative tests associated with this objective, it is anticipated that there would be no significant effect through this option. Depending on how any proposals are implemented there may be an impact on this objective.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	+	This proposal has the potential to support this objective, although this will depend to some extent on the implementation of the proposal.
6. Conserve and enhance the Borough's biodiversity.	+	Significant proportions of the area proposed comprises of SINC's, also including areas of ancient woodland. The proposed use has the potential to support this objective, it would be important for any scheme to take account of the biodiversity value of the site and the scope to raise awareness of the value of the area through education and awareness raising.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	i	The impact on this objective is likely to depend on the implementation of the proposal. As referred to above, the proposal may result in additional

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Sustainability Objective	Performance	Commentary
		vehicle movements for visitors to the site; this would need to be balanced with the potential for a reduction in vehicle movements or shorter journeys as existing residents may be able to access an additional facility in closer proximity to their home.
8. Conserve and enhance the Borough's landscape and settlement character.	+	The retention of the woodland areas is likely to support the conservation of the settlement character, given the role of the woodland in providing containment for the built up areas. There would need to be consideration of the implementation of any infrastructure to support this use is designed and delivered, taking account of the impact on the local character.
9. Conserve and enhance the historic environment.	+	This proposal should support this objective, subject to the detailed implementation of the scheme. Some of the areas of woodland are thought to include areas of archaeological potential, such as a Roman road route through Lord's Wood.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	0	This proposal is unlikely to directly affect this objective and the indicative tests associated with it. It is noted that the Lord's Wood area forming part of this proposal has been promoted for residential development but is not identified as a preferred option.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	+	It is unlikely that this option would have a significant direct effect on this objective in terms of poverty and social exclusion. In terms of the health and wellbeing of the population, the availability of an additional green infrastructure provision which provides for recreational use should provide greater opportunity to support this aspect of the objective. There may need to be consideration as part of any detailed design as to how such a proposal can come forward that is designed to promote a safe environment.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	0	Given the indicative tests associated with this objective, it is anticipated that there would not be a significant effect from this option.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	+	This option is likely to support this objective in terms of providing an additional recreational resource within Southern Test Valley. This should increase the accessibility to such provisions within the locality and form part of the wider green infrastructure network.

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Sustainability Objective	Performance	Commentary
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	+	This option would provide an additional facility in reasonably close proximity to residential areas (in Southern Test Valley, Southampton and Eastleigh). It is likely to be appropriate to consider enhancing access to the site via non-car modes of travel, including pedestrian and cycle links.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	0	It is unlikely that this option would have a significant direct effect on this objective.
<p><b>Summary:</b></p> <p>The proposal would largely retain the existing woodland character of the areas that would form part of the forest park – there is some uncertainty around the degree to which there may be changes in surfacing within this area or compaction of the ground (e.g. for car parking areas, footways, any buildings) which may have an impact on soil resources. This is unlikely to be a significant effect when considered alone. This may need further consideration at the project scale, including mechanisms of reducing adverse effects on soil resources.</p> <p>The proposal is unlikely to have a significant effect in terms of flood risk. The use of resources associated with this proposal are likely to depend on the implementation of the proposal (e.g. extent of footways / cycle ways / car parks provided and the material used, whether any buildings are proposed and whether any access to utilities it required).</p> <p>There is unlikely to be a significant long term adverse effect on on-site biodiversity as a result of the proposal (there is the potential for short term effects as any paths / tracks / car parks etc are implemented), with some potential to seek enhancements on site including through the management of the use of the site. There may be opportunities for this site to have wider benefits in drawing residents away from more sensitive areas that are available for public use to spread the burden. The significance of this effect in the medium to long term is uncertain at this stage, as the level of impact is likely to depend on how the site comes forward.</p> <p>The scheme may have indirect effects on air quality through additional travel to access the facility, this is unlikely to be significant on its own but there is the potential for cumulative effects when accounting for potential changes in traffic levels in conjunction with wider development proposals. This may also have an effect (long term, cumulative) on the production of greenhouse gases.</p> <p>It is unlikely that the proposal would have a significant effect on the local economy. There may be positive effects in the medium to long term on health and wellbeing for those within the vicinity (including outside the Borough) through the provision of an additional recreational resource.</p> <p>In light of the above comments, it would be important to ensure that should this proposal be brought forward there is consideration to how the biodiversity interests of the area can be conserved and if possible enhanced – this would be required in line with the proposed</p>		

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Sustainability Objective	Performance	Commentary
		<p>biodiversity policy within the Revised Local Plan. It would also be beneficial to consider the materials used for any new surfacing (e.g. paths, parking areas) to seek to ensure that the risk of adverse effects on drainage and changing areas at risk of flooding. Opportunities to promote more sustainable modes of travel should be supported; this may lessen the effects on air quality and the production of greenhouse gas emissions – the policy on managing movement within the Revised Local Plan seeks to provide a framework to secure such measures.</p>

Test Valley Borough Council

## Southern Test Valley – Park and Ride Facility

Site: Bargain Farm, Nursling and Rownhams (south / south east of the site)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	++	The site does not include any areas of high or moderate flood risk (From GIS layer using information from the Environment Agency). Should any development come forward, flood risk should not be increased onsite or off site.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	The effect on this objective is likely to depend on the implementation of the proposal. The potential of a reduction in the length of individual journeys would need to be balanced against additional bus trips associated with the use.
3. Improve the efficient use of land and conserve soil resources.	-	The site is greenfield. An assessment of agricultural land classification by MAFF (based on a map last revised in 1997) identifies the site to be grade 1, 3a and 3b agricultural land (including land within Southampton City). The site promoters have set out that the isolation of the site from the wider countryside has an impact on its long term value for agricultural use. The majority of the site falls within a Mineral Consultation Area for sharp sand and gravel resource (Source: Mineral Consultation Areas GIS layer).
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	This is likely to depend on the implementation of any development.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This is likely to depend on the implementation of any development. The site is not within a principal aquifer.
6. Conserve and enhance the Borough's biodiversity.	+	The site does not include any SSSIs or SINCs. The site is largely arable land. The agricultural buildings within the vicinity (but outside the area promoted) may have some potential to support nesting birds and bats.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	?	At this stage the potential effect on air quality is uncertain. The park and ride facility is proposed to serve Southampton. It is noted that Redbridge Road (within Southampton City) is within an Air Quality Management Area. The proposed use may reduce the level of traffic using this route into the city centre (using the park and ride instead). However, there may be an increase in vehicle based emissions in the vicinity of the proposed use. Therefore the effects on this matter may vary spatially.

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Sustainability Objective	Performance	Commentary
8. Conserve and enhance the Borough's landscape and settlement character.	+/-	The site lies within landscape character area 2B – North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004). The character of this area is changing when accounting for permission for employment development at Adanac Park and residential development north of Redbridge Lane. The impact on the landscape and settlement character may depend on the way any proposal is implemented (including the use of lighting and landscaping within a site)
9. Conserve and enhance the historic environment.	+/-	There are no Conservation Areas or Scheduled Ancient Monuments within the vicinity of the site. Land to the north (outside the area considered for a park and ride provision) includes Bargain Farm grade II listed building – an associated barn is also an undesignated heritage asset. The setting of these buildings will need to be taken into account. There may need to be further consideration of the archaeological potential of this site should it be progressed.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	○	It is unlikely that this option would have a significant direct effect on this objective. It is noted that this site has been promoted for residential development.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	○	It is unlikely that this option would have a significant direct effect on this objective.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	○	It is unlikely that this option would have a significant direct effect on this objective. It is noted that should such a provision be made to serve Southampton city centre, it may have a role in supporting economic growth of the city.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	It is unlikely that this option would have a significant direct effect on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	+	The proposed use is likely to support this objective in terms of potentially providing a more sustainable mode of travel into Southampton. There is some uncertainty at this stage whether this would make it quicker and easier to access key services and facilities.

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Sustainability Objective	Performance	Commentary
<p>15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.</p>	<p>0</p>	<p>It is unlikely that this option would have a significant direct effect on this objective.</p>
<p>Summary:</p> <p>This site is currently greenfield and in agricultural use, therefore the proposal is likely to result in a permanent negative impact on soil resources, predominantly through changes in surfacing and potential compression of the soil. Available information identifies the site to be 'best and most versatile' agricultural land (including part of the site identified as grade 1 land), therefore there would also be the long term loss of agricultural land as a result of the proposal. While this may not be a significant loss in isolation, there is a greater likelihood of it being significant when considered in combination with wider development proposals in the locality involving the use of agricultural land. Changes in surfacing are also likely to result in indirect effects to drainage and infiltration patterns. While the site is not within a flood risk zone there would need to be consideration about the potential cumulative impacts on the risk of surface water flooding within the locality.</p> <p>The use of resources for this proposal is unlikely to be significant on its own (subject to the level of supporting facilities / amenities proposed). The likely effects associated with use of resources (e.g. water, energy and natural resources) tend to arise as a result of cumulative usage, there could also be knock on effects through the production of greenhouse gases through the use of energy. There would also be short term effects in terms of the use of resources as part of the construction period.</p> <p>This scheme is unlikely to have a significant effect on biodiversity within the site – this may need further consideration as the proposal comes forward (e.g. any risk to bats). There may need to be further consideration about possible cumulative and synergistic effects on international and European nature conservation designations, for example if such a provision enables more people to access the Solent for recreational purposes.</p> <p>Any such proposal would have a permanent effect on the local character, this is more likely to be significant when accounting for other proposals already underway or permitted and those considered within this appraisal. The degree of visual intrusion is uncertain at this stage and is likely to depend on how any such proposal comes forward.</p> <p>While there is the potential for an effect on the setting of a listed building and undesignated asset, this is unlikely to be significant on its own – this would need to be considered further at the project scale. As noted above, in order to further understand the potential significance of an impact on archaeology, further investigation may be required.</p> <p>As noted above, there is some uncertainty over the likely effects on air quality (both in the immediate vicinity of the site and on routes into Southampton), this is likely to be an indirect effect associated with changes to traffic levels. It would be anticipated that this use may reduce levels of traffic using routes into the city centre but increase traffic levels in the vicinity of the site through those using the park and ride facility. The changes are unlikely to be significant when considered alone, but are more likely to have cumulative or possibly</p>		

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Sustainability Objective	Performance	Commentary
		<p data-bbox="192 196 2002 228">synergistic effects in terms of changes on routes into Southampton and within the vicinity of the site.</p> <p data-bbox="192 260 2002 355">This proposal is unlikely to have a significant effect on the local economy or the health and wellbeing of local residents (the latter could be short term in association with construction or a more permanent effect associated with the operational effects). This may require further consideration (e.g. in terms of effects on amenity) should the proposal be taken forward.</p> <p data-bbox="192 387 2002 798">Should the proposal be taken forward at this site, there is likely to be a residual effect in terms of the loss of an area of high grade agricultural land. There may be some opportunities to lessen the effect on the soil resource, through consideration of the surfacing and its extent and the use of sustainable drainage systems. There would need to be further consideration of the potential implications for biodiversity on site should the proposal come forward – appropriate mitigation measures could be more effectively identified at this stage (this would be required through the biodiversity policy within the Revised Local Plan). This would also be the case in relation to landscape and settlement character; opportunities to minimise the wider impact of any lighting and to use landscaping and planting to integrate the scheme into the landscape may be beneficial in the medium to long term (policies within the Revised Local Plan give consideration to these matters, including the long term management of landscaping). While there is unlikely to be a significant effect on the historic environment as a result of the proposal, this would depend on how such a scheme comes forward. Any such scheme should be designed to conserve and where possible enhance the historic environment (including the setting of designated and undesignated assets) in line with proposed policies within the Revised Local Plan. It would be appropriate to give consideration to air quality implications should the scheme progress, this may need to consider different geographical areas as discussed above.</p>

Test Valley Borough Council

Site: South of Brownhill Way, Nursling and Rowhams

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	++	The site does not include any areas of high or moderate flood risk (From GIS layer using information from the Environment Agency). Should any development come forward, flood risk should not be increased onsite or off site.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	The effect on this objective is likely to depend on the implementation of the proposal. The potential of a reduction in the length of individual journeys would need to be balanced against additional bus trips associated with the use.
3. Improve the efficient use of land and conserve soil resources.	-	The site is greenfield. No site specific survey information is available for the agricultural land classification of this site. It is noted that the site has previously been subject to mineral extraction followed by backfilling.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	This is likely to depend on the implementation of any development.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This is likely to depend on the implementation of any development. The site is not within a principal aquifer.
6. Conserve and enhance the Borough's biodiversity.	+/-	The site does not include any SSSIs or SINCs. Based on information submitted with application 11/02859/FULLN, the majority of grassland on site is of limited ecological value; however the hedgerow on the eastern boundary of the site is of value (classified as an 'important' hedgerow). There would need to be further consideration of potential implications on this hedgerow.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	?	At this stage the potential effect on air quality is uncertain. The park and ride facility is proposed to serve Southampton. It is noted that Redbridge Road (within Southampton City) is within an Air Quality Management Area. The proposed use may reduce the level of traffic using this route into the city centre (using the park and ride instead). However, there may be an increase in vehicle based emissions in the vicinity of the proposed use. Therefore the effects on this matter may vary spatially.
8. Conserve and enhance the Borough's landscape and settlement character.	+/-	The site lies within landscape character area 2B – North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004). The character of this area is changing when accounting for permission for employment development at Adanac Park and residential development north of Redbridge Lane. This site lies in a sensitive location between settlements. The impact on the landscape and settlement character may

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Sustainability Objective	Performance	Commentary
		depend on the way any proposal is implemented (including the use of lighting and landscaping within a site)
9. Conserve and enhance the historic environment.	+	No listed buildings, Conservation Areas or Scheduled Ancient Monuments within the vicinity of the site. The site is within an area of archaeological potential; however mineral extraction from part of the site may have affected the presence of features of interest. There may need to be further consideration of the archaeological potential of this site should it be progressed.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	○	It is unlikely that this option would have a significant direct effect on this objective.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	○	It is unlikely that this option would have a significant direct effect on this objective.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	○	It is unlikely that this option would have a significant direct effect on this objective. It is noted that should such a provision be made to serve Southampton city centre, it may have a role in supporting economic growth of the city.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	It is unlikely that this option would have a significant direct effect on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	+	The proposed use is likely to support this objective in terms of potentially providing a more sustainable mode of travel into Southampton. There is some uncertainty at this stage whether this would make it quicker and easier to access key services and facilities.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled	○	It is unlikely that this option would have a significant direct effect on this objective.

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Sustainability Objective	Performance	Commentary
workforce.		
<p>Summary:</p> <p>This site is currently greenfield, therefore the proposal would result in a permanent negative impact on soil resources, predominantly through changing surfaces and potential compression of soil. As noted above, there is no information available on the agricultural land quality therefore there remains uncertainty over the potential effect on this matter. Changes in surfacing are also likely to result in indirect effects to drainage and infiltration patterns. While the site is not within a flood risk zone there would need to be consideration about the potential cumulative impacts on the risk of surface water flooding within the locality.</p> <p>The use of resources for this proposal is unlikely to be significant on its own (subject to the level of supporting facilities / amenities proposed). The likely effects associated with use of resources (e.g. water, energy and natural resources) tend to arise as a result of cumulative usage, there could also be knock on effects through the production of greenhouse gases through the use of energy. There would also be short term effects in terms of the use of resources as part of the construction period.</p> <p>Any such proposal would have an effect on the local character, this is more likely to be significant when accounting for other proposals already underway or permitted and those considered within this appraisal. The degree of visual intrusion is uncertain at this stage and is likely to depend on how any such proposal comes forward.</p> <p>Based on the information available at this stage, this use is unlikely to have a significant effect on biodiversity, however, this may depend on how any proposal is taken forward. As noted above, there is a hedgerow of importance along the eastern boundary of the site; therefore the degree to which any proposals affect this boundary may alter the potential significance of the effect on this matter. There may need to be further consideration about possible cumulative and synergistic effects on international and European nature conservation designations, for example if such a provision enables more people to access the Solent for recreational purposes.</p> <p>There is unlikely to be a significant effect on the historic environment when taking account of the above.</p> <p>As noted above, there is some uncertainty over the likely effects on air quality (both in the immediate vicinity of the site and on routes into Southampton), this is likely to be an indirect effect associated with changes to traffic levels. It would be anticipated that this use may reduce levels of traffic using routes into the city centre but increase traffic levels in the vicinity of the site through those using the park and ride facility. There may also be changes in air quality associated with the buses that form part of this scheme. The changes are unlikely to be significant when considered alone, but are more likely to have cumulative or possibly synergistic effects in terms of changes on routes into Southampton and within the vicinity of the site.</p> <p>This proposal is unlikely to have a significant effect on the local economy or the health and wellbeing of local residents (the latter could be short term in association with construction or a more permanent effect associated with the operational effects). This may require further consideration (e.g. in terms of amenity impacts) should the proposal be taken forward.</p>		

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Sustainability Objective	Performance	Commentary
		<p>There may be some opportunities to lessen the effect on the soil resource, through consideration of the surfacing and its extent and the use of sustainable drainage systems. There would need to be further consideration of the potential implications for biodiversity on site should the proposal come forward (particularly in relation to the hedgerow on the eastern boundary) – appropriate mitigation measures could be more effectively identified at this stage (this would be required through the biodiversity policy within the Revised Local Plan). This would also be the case in relation to landscape and settlement character; opportunities to minimise the wider impact of any lighting and to use landscaping and planting to integrate the scheme into the landscape may be beneficial in the medium to long term (policies within the Revised Local Plan give consideration to these matters, including the long term management of landscaping). . It would be appropriate to give consideration to air quality implications should the scheme progress, this may need to consider different geographical areas as discussed above. Proposed policies on amenity and pollution provide a framework to further consider potential impacts on the wellbeing of residents and other nearby receptors.</p>

Test Valley Borough Council

Site: Land west of Romsey Road at Upton Triangle, Upton

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	++	The site does not include any areas of high or moderate flood risk (From GIS layer using information from the Environment Agency). Should any development come forward, flood risk should not be increased onsite or off site.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	The effect on this objective is likely to depend on the implementation of the proposal. The potential of a reduction in the length of individual journeys would need to be balanced against additional bus trips associated with the use.
3. Improve the efficient use of land and conserve soil resources.	-	The site is greenfield. An assessment of agricultural land classification by MAFF (based on a map last revised in 1997) identifies the site to be a combination of grade 2 and 3b agricultural land. A small area to the south west of the site is understood to fall within a Mineral Consultation Area for sharp sand and gravel resource (Source: Mineral Consultation Areas GIS layer).
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	This is likely to depend on the implementation of any development.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This is likely to depend on the implementation of any development. The site is not within a principal aquifer.
6. Conserve and enhance the Borough's biodiversity.	+/-	<p>The site does not include any SSSIs or SINCs. Road verges between the site and the M271 / A3057 roundabout that are designated as Road Verges of Ecological Importance, these may be affected. The main site is likely to be of limited ecological value but the boundary features will have some value.</p> <p>There are a range of protected species known to be present in the area and there appears to be some reasonable ecological connectivity between the site and other ecological features nearby. Development may affect features such as boundaries / trees that have the potential to support protected species. Further consideration of these matters would be required, including in relation to lighting.</p>
7. Reduce air pollution and ensure air quality is maintained or enhanced.	?	At this stage the potential effect on air quality is uncertain. The park and ride facility is proposed to serve Southampton. It is noted that Redbridge Road (within Southampton City) is within an Air Quality Management Area. The proposed use may reduce the level of traffic using this route into the city

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Sustainability Objective	Performance	Commentary
		centre (using the park and ride instead). However, there may be an increase in vehicle based emissions in the vicinity of the proposed use. Therefore the effects on this matter may vary spatially.
8. Conserve and enhance the Borough's landscape and settlement character.	+/-	The site lies within landscape character area 2B – North Baddesley to Chilworth Woodland Mosaic (Test Valley Community Landscape Project, 2004). The site is quite high up, and whilst being visible and prominent it is relatively contained by topography and existing boundary features that would be important to retain and strengthen. It is visible from the M271. While there is some development within the vicinity of the site at Upton, this area is rural in nature. If this site was taken forward there would need to be consideration of the relationship with Upton Crescent.
9. Conserve and enhance the historic environment.	+	No listed buildings, Conservation Areas or Scheduled Ancient Monuments within the vicinity of the site. The site is noted to have archaeological potential, although it is unlikely that this would be an overriding constraint. It is likely that further consideration would need to be given to archaeology should this site come forward.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	o	It is unlikely that this option would have a significant direct effect on this objective.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	o	It is unlikely that this option would have a significant direct effect on this objective.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	o	It is unlikely that this option would have a significant direct effect on this objective. It is noted that should such a provision be made to serve Southampton city centre, it may have a role in supporting economic growth of the city.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	o	It is unlikely that this option would have a significant direct effect on this objective.
14. Improve access to all services and	+	The proposed use is likely to support this objective in terms of potentially

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Sustainability Objective	Performance	Commentary
facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.		providing a more sustainable mode of travel into Southampton. There is some uncertainty at this stage whether this would make it quicker and easier to access key services and facilities.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	It is unlikely that this option would have a significant direct effect on this objective.
<p>Summary:</p> <p>This site is currently greenfield, therefore the proposal would result in a permanent negative impact on soil resources, predominantly through changing surfaces and potential compression of soil. Available information identifies the site to include 'best and most versatile' agricultural land (including part of the site identified as grade 2 land), therefore there would also be the long term loss of agricultural land as a result of the proposal. Changes in surfacing are also likely to result in indirect effects to drainage and infiltration patterns. While the site is not within a flood risk zone there would need to be consideration about the potential cumulative impacts on the risk of surface water flooding within the locality.</p> <p>The use of resources for this proposal is unlikely to be significant on its own (subject to the level of supporting facilities / amenities proposed). The likely effects associated with use of resources (e.g. water, energy and natural resources) tend to arise as a result of cumulative usage, there could also be knock on effects through the production of greenhouse gases through the use of energy. There would also be short term effects in terms of the use of resources as part of the construction period.</p> <p>Any such proposal is likely to have a permanent effect on the local character. The degree of visual intrusion is uncertain at this stage and is likely to depend on how any such proposal comes forward (including in relation to lighting levels). There is the potential for an adverse effect on biodiversity, this would be primarily linked to the site boundaries (including potential for protected species) and nearby verges. This matter is likely to need further consideration.</p> <p>There is unlikely to be a significant adverse effect on the historic environment when taking account of the above.</p> <p>As noted above, there is some uncertainty over the likely effects on air quality (both in the immediate vicinity of the site and on routes into Southampton), this is likely to be an indirect effect associated with changes to traffic levels. It would be anticipated that this use may reduce levels of traffic using routes into the city centre but increase traffic levels in the vicinity of the site through those using the park and ride facility. There may also be changes in air quality associated with the buses that form part of this scheme. The changes are unlikely to be significant when considered alone, but are more likely to have cumulative or possibly synergistic effects in terms of changes on routes into Southampton and within the vicinity of the site.</p> <p>This proposal is unlikely to have a significant effect on the local economy or the health and wellbeing of local residents (the latter could be</p>		

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Sustainability Objective	Performance	Commentary
		<p>short term in association with construction or a more permanent effect associated with the operational effects). This may require further consideration (e.g. in terms of amenity impacts) should the proposal be taken forward.</p> <p>There may be some opportunities to lessen the effect on the soil resource, through consideration of the surfacing and its extent and the use of sustainable drainage systems. There would need to be further consideration of the potential implications for biodiversity on site should the proposal come forward (particularly in relation to the boundary features and potential presence of protected species) – appropriate mitigation measures could be more effectively identified at this stage (this would be required through the biodiversity policy within the Revised Local Plan). This would also be the case in relation to landscape and settlement character; there would be opportunities to minimise the wider impact of any lighting and to use landscaping (including through the use of the existing boundary features in conjunction with the topography of the site) (policies within the Revised Local Plan give consideration to these matters, including the long term management of landscaping). It would be appropriate to give consideration to air quality implications should the scheme progress, this may need to consider different geographical areas as discussed above. Proposed policies on amenity and pollution provide a framework to further consider potential impacts on the wellbeing of residents and other nearby receptors.</p>

Test Valley Borough Council

## Appendix 14: Appraisal of Strategic and Development Management Policies

### Key to the Appraisal:

Performs very well	++
Performs well	+
Mixed performance	+/-
Performs less well	-
Performs poorly	--
Depends on implementation	i
Uncertain	?
No Effect	O

Test Valley Borough Council

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## Affordable Housing

### 1. Seek 40% affordable over viable threshold (with no requirement below this)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
3. Improve the efficient use of land and conserve soil resources.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
6. Conserve and enhance the Borough's biodiversity.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
8. Conserve and enhance the Borough's landscape and settlement character.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
9. Conserve and enhance the historic environment.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	+	This will support the delivery of affordable housing within the Borough at a level which is considered to be viable, enabling access to housing to those that are in need.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	?	The effects linked to this objective are not certain. There may be positive effects through supporting the delivery of affordable housing, but this is more likely to be an indirect result.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	○	Not directly related to this objective, however, ensuring that a range of types of housing are available (including affordable housing) has the potential to indirectly support a range of employment opportunities within the Borough.

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
<p>Comments:</p> <p>This option does not directly relate to many of the sustainability objectives – with the greatest link with objective 10; there may be indirect links with other options. This option would perform well in relation to supporting access to affordable homes by those in housing need across the Borough (having a positive effect in the medium to long term). This option may have indirect effects on reducing deprivation and the local economy. It would be important to ensure that the requirement to provide a proportion of affordable housing takes account of the viability of individual proposals.</p>		

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## 2. Seek stepped approach leading up to 40% affordable

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
3. Improve the efficient use of land and conserve soil resources.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
6. Conserve and enhance the Borough's biodiversity.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
8. Conserve and enhance the Borough's landscape and settlement character.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
9. Conserve and enhance the historic environment.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	++	This has the potential to deliver additional affordable housing than if just a 40% target was applied at a level at which it becomes viable. This would support this objective and the associated targets for delivering affordable housing.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	?	The implications on this objective are not certain. There may be positive effects on this objective through supporting the delivery of affordable housing, but this is more likely to be an indirect result.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	O	Not directly related to this objective, however, ensuring that a range of types of housing are available (including affordable housing) has the potential to indirectly support a range of employment opportunities within the Borough.
13. Enable residents and visitors to have access to and enjoy a wide range of high	O	It is unlikely that this alternative would have a significant direct

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Sustainability Objective	Performance	Commentary
quality cultural and leisure activities.		impact on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
<p>Comments:</p> <p>This option does not directly relate to many of the sustainability objectives – with the greatest link with objective 10; there may be indirect links with other options. This option would perform very well in relation to supporting access to affordable homes by those in housing need across the Borough by seeking a further provision of (or contribution towards) affordable housing whilst accounting for the viability implications of schemes (i.e. seeking a lower percentage affordable housing on smaller schemes). Therefore this would have a positive effect in the medium to long term on the delivery of affordable housing and meeting housing need. This option may have indirect effects on reducing deprivation and the local economy. It would be important to ensure that the requirement to provide a proportion of affordable housing takes account of the viability of individual proposals.</p>		

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## Local Gaps

### 1. Establish local gaps to protect against the coalescence of settlements

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
3. Improve the efficient use of land and conserve soil resources.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
6. Conserve and enhance the Borough's biodiversity.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
8. Conserve and enhance the Borough's landscape and settlement character.	+	This approach is likely to provide for the retention of separation between settlements, which has an impact on the settlement character (particularly for villages and towns in close proximity). Therefore this has the potential of a positive effect over the course of the plan period on settlement character around Andover and in Southern Test Valley.
9. Conserve and enhance the historic environment.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	○	It is unlikely that this alternative would have a significant direct impact on this objective.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise	○	It is unlikely that this alternative would have a significant direct

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

<b>Sustainability Objective</b>	<b>Performance</b>	<b>Commentary</b>
levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.		impact on this objective.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
<p>Comments:</p> <p>For the majority of the objectives, there is unlikely to be a significant direct effect as a result of this option – there may be indirect effects on some of these matters. Distinction between settlements is important to local residents and also has implications on settlement character (this matter is highlighted within one of the indicative tests within the sustainability framework). The use of local gaps is likely to support the retention of settlement character – if taken forward; this approach should only be used where necessary to protect settlement character and identity.</p>		

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

2. Do not identify local gaps, consider each proposal on own merits

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
3. Improve the efficient use of land and conserve soil resources.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
6. Conserve and enhance the Borough's biodiversity.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
8. Conserve and enhance the Borough's landscape and settlement character.	+/-	Countryside policies already provide a degree of protection for settlements to avoid coalescence (although note that there can be exceptional developments within the countryside), while other policies consider settlement character in general terms. However, these measures would not prevent the reduction in distinction between settlements. Therefore there is some uncertainty over the long term effects on settlement character, particularly around Andover and in Southern Test Valley.
9. Conserve and enhance the historic environment.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	O	It is unlikely that this alternative would have a significant direct impact on this objective.

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	O	It is unlikely that this alternative would have a significant direct impact on this objective.
<p>Comments:</p> <p>For the majority of the objectives, there is unlikely to be a significant direct effect as a result of this option – there may be indirect effects on some of these matters. Distinction between settlements is important to local residents and also has implications on settlement character (this matter is highlighted within one of the indicative tests within the sustainability framework). Other policies being proposed would provide a degree of protection for the distinction between settlements but is less likely to ensure distinctiveness of settlements as cumulative development could have a significant impact.</p>		

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## Appraisal of Individual Strategic and Development Management Policies

(Excluding those considered above)

The policy numbers within the Revised Local Plan DPD document are provided for information within brackets for each of the policy areas that have been assessed. Please note that the summary of the policy area is not the same as the title of the resultant policy.

### Local Communities Policy Areas

#### Presumption in Favour of Sustainable Development (policy SD1)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	O	Unlikely that this policy would have a significant effect on this objective
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	O	Unlikely that this policy would have a significant effect on this objective
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	O	Unlikely that this policy would have a significant effect on this objective
9. Conserve and enhance the historic environment.	O	Unlikely that this policy would have a significant effect on this objective
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

<b>Sustainability Objective</b>	<b>Performance</b>	<b>Commentary</b>
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	○	Unlikely that this policy would have a significant effect on this objective
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	○	Unlikely that this policy would have a significant effect on this objective
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	○	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy in itself is unlikely to have a significant effect as this provides a broad framework for outlining the approach to determining application. In general this policy seeks to avoid significant adverse effects unless they are outweighed by other benefits. Therefore, there is some uncertainty as to the specific implications on the above objects / topics, as this is likely to depend on proposals that come forward over the plan period. Other development management policies may provide a higher requirement in relation to certain topics than is provided through this overarching framework.</p>		

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Development within settlements and the countryside (COM2)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	i	This policy does not directly cover flooding, but establishes where development may be acceptable in principle. This could include areas at risk of flooding depending on the applications that come forward. Therefore there is the potential of an adverse effect on this matter. Mitigation is provided in the form of guidance within the NPPF on flood risk (referred to within the Revised Local Plan) which would be a material consideration.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This policy does not directly cover this matter but establishes where development may be acceptable (does not cover the scale of development). There may be indirect effects on the generation of greenhouse gas emissions as a result of this – this would be linked to the applications that come forward. In addition, there may be effects on the ability to adapt depending on where development comes forward.
3. Improve the efficient use of land and conserve soil resources.	+	This may have a positive effect on soil resources and the efficient use of land through the support for development within the settlement boundaries, which focuses on those areas that are already developed.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	This policy does not directly relate to the matters covered by this objective, with the effects depending on applications that come forward. The policy does not specifically promote the more efficient use of resources, or reduction in waste generation; however other policies and programmes may have implications for the effects on this matter.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This policy does not directly relate to the matters covered by this objective or generate a certain scale of development; therefore the effects are likely to depend on the implementation of this policy in conjunction with others in the plan. It is noted that a separate policy is proposed within the plan on water management which may act as a form of mitigation should any proposals have the potential of an adverse effect.
6. Conserve and enhance the Borough's biodiversity.	i	As above, the effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
		mitigation is provided through the requirements established through the proposed biodiversity policy within the Local Plan DPD.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	?	There is uncertainty in relation to the effect on air quality – it is most likely that indirect effects linked to traffic levels would be the main source of air pollutants linked to this policy. Focusing development in settlements (identified through the settlement hierarchy) may increase the potential of more sustainable patterns of travel, which may result in a lower level of air pollution than may otherwise arise. However, focusing of additional development in a smaller area has the potential to increase the risk of congestion, which may increase the potential of air pollution, potentially having a cumulative adverse effect.
8. Conserve and enhance the Borough's landscape and settlement character.	+	Focusing additional development within the existing settlements of the Borough has the potential to reduce the risk of an adverse effect on the Borough's landscape. However, there would remain a need to be sensitive to settlement character in terms of ensuring that any new development within settlements does not detract from the local character, and townscapes where relevant. A form of mitigation is provided for this through proposed policies on seeking high quality development.
9. Conserve and enhance the historic environment.	i	This policy may have indirect effects on the historic environment. Additional development may have a potential positive or negative effect on the historic environment depending on the proposals that come forward (potential to be significant effects). A policy is proposed within the Revised Local Plan in relation to heritage that may provide a mechanism for mitigation should there be the potential of an adverse effect.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	+	While this policy does not consider the scale of development, it provides a mechanism to support additional homes within settlements (subject to other policy considerations). The policy would prevent additional residential development within the countryside, which has the potential of an adverse effect in relation to this objective. However, policies are proposed through the Revised Local Plan to provide a mechanism to

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
		enable some residential development to come forward within the countryside, including affordable housing, community led schemes and where there is a specific need related to an occupation such as agriculture. This policy in itself will not have a significant effect on the provision of affordable housing.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	O	Unlikely that this policy would have a significant effect on this objective. There may be indirect effects depending on development that comes forward linked to this policy.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	This policy supports the principle of development (including for commercial uses) within settlements subject to other policy considerations. This has the potential to have a positive effect on this objective over the course of the plan period in conjunction with other factors. Conversely, there is the potential that the restriction of development in the countryside could have an adverse effect on the local economy in the medium to long term. Other proposed policies may provide a form of mitigation in relation to the redevelopment of existing employment sites and the conversion of existing buildings within the countryside. The proposed policy on the retention of employment land should also act as a mechanism to avoid the loss of economic uses to other purposes, both within the settlement and countryside, where they remain viable.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	i	There is some uncertainty over the specific effects of this policy in relation to this objective, as it is likely to depend on the applications that come forward over the plan period. This policy would support the principle of additional cultural and leisure uses within the settlements.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	i	The focusing of additional development within settlements (based on the settlement hierarchy) has the potential to support the aspirations of this objective, when considered in conjunction with other proposed policies within the plan. However, there is the potential for adverse effects on settlements that do not have a defined settlement boundary, where the future viability of

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
		facilities and services may reduce. The community led development policy may provide a form of mitigation in this regard.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	o	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>In many cases, the effects of this policy are likely to depend on the proposals that come forward over the plan period and how they are considered in conjunction with the other policies within this plan. There is the potential for adverse effects (likely to be cumulative or synergistic and in the medium to long term) as a result of this policy (as indicated above); however in many cases other proposed policies provide a form of mitigation when the plan is considered as a whole.</p>		

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Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Rural exception affordable housing (COM8)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	i	This policy does not directly cover flooding, but provides a mechanism for providing additional development. This could include areas at risk of flooding depending on the applications that come forward. Therefore there is the potential of an adverse effect on this matter. Mitigation is provided in the form of guidance within the NPPF on flood risk (referred to within the Revised Local Plan) which would be a material consideration.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This policy does not directly cover this matter but provides a mechanism for providing additional development. There may be indirect effects on the generation of greenhouse gas emissions as a result of this, particularly if more rural proposals reduce the potential for alternatives to non-car travel – this would be linked to the applications that come forward. In addition, there may be effects on the ability to adapt depending on where development comes forward.
3. Improve the efficient use of land and conserve soil resources.		There is the potential for an adverse effect on this objective. Rural affordable housing applications tend to be on greenfield sites, which may result in additional land take and effects on soil resources. No specific mitigation measures have been identified to overcome the potential of this adverse effect.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	o	Unlikely that this policy would have a significant effect on this objective. Additional development is however likely to result in an increased use of resources.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This policy provides a mechanism for additional development but the effects are likely to depend on the implementation of this policy in conjunction with others in the plan. Additional development is likely to increase the consumption of water and generation of waste water when considered in isolation. It is noted that a separate policy is proposed within the plan on water management which may act as a form of mitigation should any proposals have the potential of an adverse effect.
6. Conserve and enhance the Borough's biodiversity.	i	As above, the effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of

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Sustainability Objective	Performance	Commentary
		mitigation is provided through the requirements established through the proposed biodiversity policy within the Revised Local Plan DPD.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	?	There is uncertainty in relation to the effect on air quality – it is most likely that indirect effects linked to traffic levels would be the main source of air pollutants linked to this policy. Additional development within the rural areas has the potential to result in additional traffic arising from locations that have less scope for non-car modes of travel, which may result in a cumulative increase in air pollution. Given the likely scales of development, it is unlikely that this would be significant when considered alone. There is uncertainty in relation to the cumulative effect.
8. Conserve and enhance the Borough's landscape and settlement character.	i	The effects in relation to this objective are likely to depend on the applications that come forward over the plan period. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed policies within the Revised Local Plan DPD on high quality design and considering the landscape character.
9. Conserve and enhance the historic environment.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed heritage policy within the Revised Local Plan DPD.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	++	This option is likely to have a positive effect on the availability of affordable housing in the rural areas of the Borough, with a mix reflecting local need. This is likely to be particularly relevant in the medium to long term.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	i	The potential increase in availability of affordable housing for those in need in the rural areas has the potential to have an indirect positive effect on the majority of matters covered by this objective. It is unlikely to have a significant effect in relation to crime and the fear of crime.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and	o	Unlikely that this policy would have a significant effect on this objective. There may be indirect positive effects through the

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<b>Sustainability Objective</b>	<b>Performance</b>	<b>Commentary</b>
productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.		provision of housing for those in need who work within the rural areas of the Borough.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	O	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	O	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	O	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>In many cases, this policy is unlikely to directly affect the objectives under consideration other than in relation to the use of land (including soil resources) and providing additional affordable housing. For the majority of factors, the effects will depend on the applications that come forward and how they are considered when accounting for other policies within the plan (which may provide mechanisms for securing mitigation for potential adverse effects).</p>		

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Community led development (COM9)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	i	This policy does not directly cover flooding, but provides a mechanism for providing additional development. This could include areas at risk of flooding depending on the applications that come forward. Therefore there is the potential of an adverse effect on this matter. Mitigation is provided in the form of guidance within the NPPF on flood risk (referred to within the Revised Local Plan) which would be a material consideration.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This policy does not directly cover this matter but provides a mechanism for providing additional development. There may be indirect effects on the generation of greenhouse gas emissions as a result of this, particularly if more rural proposals reduce the potential for alternatives to non-car travel – this would be linked to the applications that come forward. In addition, there may be effects on the ability to adapt depending on where development comes forward.
3. Improve the efficient use of land and conserve soil resources.	o	There is the potential for an adverse effect on this objective. Community led development schemes are likely to be on greenfield sites, which may result in additional land take and effects on soil resources. No specific mitigation measures have been identified to overcome the potential of this adverse effect.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	o	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This policy provides a mechanism for additional development but the effects are likely to depend on the implementation of this policy in conjunction with others in the plan. Additional development is likely to increase the consumption of water and generation of waste water when considered in isolation. It is noted that a separate policy is proposed within the plan on water management which may act as a form of mitigation should any proposals have the potential of an adverse effect.
6. Conserve and enhance the Borough's biodiversity.	i	As above, the effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of

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Sustainability Objective	Performance	Commentary
		mitigation is provided through the requirements established through the proposed biodiversity policy within the Revised Local Plan DPD.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	?	There is uncertainty in relation to the effect on air quality – it is most likely that indirect effects linked to traffic levels would be the main source of air pollutants linked to this policy. The potential for additional development within the rural areas linked to this policy has the potential to result in additional traffic arising from locations that have less scope for non-car modes of travel, which may result in a cumulative increase in air pollution. Given the likely scales of development, it is unlikely that this would be significant when considered alone. There is uncertainty in relation to the cumulative effect.
8. Conserve and enhance the Borough's landscape and settlement character.	i	The effects in relation to this objective are likely to depend on the applications that come forward over the plan period. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed policies within the Revised Local Plan DPD on high quality design and considering the landscape character.
9. Conserve and enhance the historic environment.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed heritage policy within the Revised Local Plan DPD.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	+	This policy is likely to have a positive effect in relation to this matter, potentially supporting housing for which a community need has been identified (which may include affordable housing).
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	i	The potential increase in availability of housing or other facilities as identified by the local community through this policy has the potential to have an indirect positive effect on the majority of matters covered by this objective. It is unlikely to have a significant effect in relation to crime and the fear of crime.
12. Ensure the local economy is thriving with high and	i	While this policy is likely to be primarily considered in relation to

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Sustainability Objective	Performance	Commentary
stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.		residential uses, it could also apply in terms of providing economic development uses and employment benefits. This will depend on proposals that come forward in relation to this policy. As such, the effects are likely to depend on implementation.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	0	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	i	This policy provides a mechanism to support access to facilities and services (supporting the viability of existing provisions or making new provisions), which may have a positive effect on these matters. However this will depend on the schemes that come forward in relation to this policy.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	i	As above, this policy provides a mechanism to deliver facilities and services that may have a positive effect on this objective. However this will depend on the schemes that come forward in relation to this policy.
<p>Summary:</p> <p>This policy has the potential to have a positive effect on social and economic topics based on community led initiatives – however there is uncertainty over the likely effects and their significance as this will depend on the proposals that come forward through this policy. The potential of adverse effects on the environment has been recognised, in the majority of cases there are other proposed policies within the plan that provide a mechanism for securing mitigation on these matters.</p>		

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Occupational accommodation within countryside (COM10)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	i	This policy does not directly cover flooding, but provides a mechanism for providing additional development. This could include areas at risk of flooding depending on the applications that come forward. Therefore there is the potential of an adverse effect on this matter. Mitigation is provided in the form of guidance within the NPPF on flood risk (referred to within the Revised Local Plan) which would be a material consideration.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This policy does not directly cover this matter but provides a mechanism for providing additional development. There may be indirect effects on the generation of greenhouse gas emissions as a result of this. Providing homes close to work may give an opportunity to promote more sustainable travel (potentially reducing greenhouse gas emissions) although this would need to be balanced with other trips. In addition, there may be effects on the ability to adapt depending on where development comes forward.
3. Improve the efficient use of land and conserve soil resources.		There is the potential for an adverse effect on this objective. Occupations accommodation tends to be on greenfield sites, which may result in additional land take and effects on soil resources. No specific mitigation measures have been identified to overcome the potential of this adverse effect.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	o	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This policy provides a mechanism for additional development but the effects are likely to depend on the implementation of this policy in conjunction with others in the plan. Additional development is likely to increase the consumption of water and generation of waste water when considered in isolation (this is unlikely to be significant on its own). It is noted that a separate policy is proposed within the plan on water management which may act as a form of mitigation should any proposals have the potential of an adverse effect.

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Sustainability Objective	Performance	Commentary
6. Conserve and enhance the Borough's biodiversity.	i	As above, the effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed biodiversity policy within the Revised Local Plan DPD.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	o	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	i	The effects in relation to this objective are likely to depend on the applications that come forward over the plan period. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed policies within the Revised Local Plan DPD on high quality design and considering the landscape character.
9. Conserve and enhance the historic environment.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed heritage policy within the Revised Local Plan DPD.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	+	This policy should have a positive effect on this objective through providing support for homes for rural workers at or near their place of work.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	o	Unlikely that this policy would have a significant effect on this objective. There is the potential for indirect effects on these matters depending on the proposals that come forward.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	The provision of a mechanism to support homes for rural workers close to their place of employment is likely to have a positive effect on this objective.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure	o	Unlikely that this policy would have a significant effect on this objective

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Sustainability Objective	Performance	Commentary
activities.		
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	o	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	o	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy has the potential to have a positive effect on social and economic topics linked to supporting the provision of homes for rural workers in close proximity to their place of work – however there remains uncertainty over the likely effects and their significance as this will depend on the proposals that come forward through this policy. The potential of adverse effects on the environment has been recognised, in the majority of cases there are other proposed policies within the plan that provide a mechanism for securing mitigation on these matters.</p>		

Test Valley Borough Council

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### Changes to existing dwellings in the countryside (COM11)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	?	There remains some uncertainty of the effect on this objective, which may relate to the implementation of the policy and the proposals that come forward. Enabling alterations to dwellings in itself is unlikely to have a significant effect on the soil resources and the efficient use of land.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	The effects on this objective are likely to depend on the implementation of the policy and the proposals that come forward. There are no specific requirements in relation to this policy that seek to make more efficient use of resources, however there may be some advantages through altering existing dwellings rather than replacing them in terms of the use of construction materials.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	i	This policy is unlikely to have a significant effect on this objective. However, the specific effects on biodiversity are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed biodiversity policy within the Revised Local Plan DPD.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	+	This policy includes requirements to ensure that any additional development is sensitive to the landscape and the existing dwelling (with other policies considering the wider design implications); as such it is likely to perform well in relation to this

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Sustainability Objective	Performance	Commentary
		objective. It is envisaged that there would not be a significant effect on settlement character or the landscape as a result of this policy.
9. Conserve and enhance the historic environment.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed heritage policy within the Revised Local Plan DPD.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	+	This policy provides an opportunity to enable existing homes to be adapted to reflect the needs of the residents, therefore there is the potential of a positive effect in the medium to long term. There is uncertainty in relation to the overall effect on the mix of housing stock across the Borough (or housing market areas) in terms of how this would relate to the provision of a mix of housing to meet local needs.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	o	Unlikely that this policy would have a significant effect on this objective
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	o	Unlikely that this policy would have a significant effect on this objective
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	o	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	o	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a	o	Unlikely that this policy would have a significant effect on this objective

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Sustainability Objective	Performance	Commentary
skilled workforce.		
<p>Summary:            In many cases, this policy is unlikely to have a significant effect on the sustainability objectives. The potential of adverse effects on the environment has been recognised, in the majority of cases there are other proposed policies within the plan that provide a mechanism for securing mitigation on these matters. There is the potential for positive social effects, although this is likely to depend on the proposals that come forward and how this relates to wider changes in the mix of housing available relative to that needed.</p>		

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Replacement dwellings in the countryside (COM12)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	i	This policy does not directly cover flooding, but provides a mechanism for providing additional development. This could include areas at risk of flooding depending on the applications that come forward. Therefore there is the potential of an adverse effect on this matter. Mitigation is provided in the form of guidance within the NPPF on flood risk (referred to within the Revised Local Plan) which would be a material consideration.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This policy does not directly cover this matter but provides a mechanism for providing additional (replacement) development. There may be indirect effects on the generation of greenhouse gas emissions as a result of this, although these effects are unlikely to be significant when considered alone. In addition, there may be effects on the ability to adapt depending on how and where development comes forward. It is recognised that newer dwellings may be required to achieve higher energy efficiency levels through changes to Building Regulations.
3. Improve the efficient use of land and conserve soil resources.	+	This policy provides a mechanism for residents to redevelop their homes to meet their needs within the same curtilage, which has the potential to have a positive effect on this objective.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	The effects on this matter are likely to depend on how the policy is implemented. The policy does not include any requirements linked to the sustainable use (including re-use) of materials, which may have an adverse effect on this objective. Conversely, newer dwellings may be required to be more resource efficient in their running which may have positive effects.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	0	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	i	This policy is unlikely to have a significant effect on this objective. However, the specific effects on biodiversity are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed biodiversity policy within the Revised Local Plan DPD.

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Sustainability Objective	Performance	Commentary
7. Reduce air pollution and ensure air quality is maintained or enhanced.	○	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	+	This policy includes requirements to ensure that any additional development is sensitive to the landscape as such it is likely to perform well in relation to this objective, particularly when accounting for other proposed policies on design and the landscape. It is envisaged that there would not be a significant effect on settlement character or the landscape as a result of this policy.
9. Conserve and enhance the historic environment.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed heritage policy within the Revised Local Plan DPD.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	+	This policy provides an opportunity to enable existing homes to be replaced in such a way as to reflect the needs of the residents, therefore there is the potential of a positive effect in the medium to long term. There is uncertainty in relation to the overall effect on the mix of housing stock across the Borough (or housing market areas) in terms of how this would relate to the provision of a mix of housing to meet local needs.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	○	Unlikely that this policy would have a significant effect on this objective
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	○	Unlikely that this policy would have a significant effect on this objective
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst	○	Unlikely that this policy would have a significant effect on this

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<b>Sustainability Objective</b>	<b>Performance</b>	<b>Commentary</b>
improving the efficiency and integration of transport network and the availability of sustainable modes of transport.		objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	o	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>As above, this policy is unlikely to have a significant effect on many of the sustainability objectives. The potential of adverse effects on the environment has been recognised (depending on the proposals that come forward), in the majority of cases there are other proposed policies within the plan that provide a mechanism for securing mitigation on these matters. There is the potential for positive social effects, although this is likely to depend on the proposals that come forward and how this relates to wider changes in the mix of housing available relative to that needed. There is some uncertainty on the overall effect on the use of resources.</p>		

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Gypsies, Traveller and Travelling Showpeople Accommodation (COM13)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	i	This policy does not directly cover flooding, but provides a mechanism for additional accommodation to be provided in areas at risk of flooding. Therefore there is the potential of an adverse effect on this matter (particularly in terms of the vulnerability of residents). Mitigation is provided in the form of guidance within the NPPF on flood risk (referred to within the Revised Local Plan) which would be a material consideration.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	?	There is some uncertainty over the specific effects on this objective as a result of this policy. The policy does seek to ensure that accommodation is provided in accessible locations but the overall effect on both mitigation and adaptation is uncertain. This policy is unlikely to have a significant effect on the promotion of energy efficiency and renewable energy sources.
3. Improve the efficient use of land and conserve soil resources.	i	The effect on this objective is likely to depend on the implementation of the policy. Additional built development, including hardstanding areas, and the storage of equipment / vehicles may have an adverse effect on the soil environment (e.g. through compression of the soil).
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	The effect on this objective is likely to depend on the proposals that come forward against this policy. There are no specific requirements linked to this policy in relation to the promotion of efficient use of resources.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This policy provides a mechanism for additional development but the effects are likely to depend on the implementation of this policy in conjunction with others in the plan. Additional development is likely to increase the consumption of water and generation of waste water when considered in isolation (this is unlikely to be significant on its own). It is noted that a separate policy is proposed within the plan on water management which may act as a form of mitigation should any proposals have the potential of an adverse effect.
6. Conserve and enhance the Borough's biodiversity.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have

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Sustainability Objective	Performance	Commentary
		the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed biodiversity policy within the Revised Local Plan DPD.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	?	There is uncertainty in relation to the effect on air quality – it is most likely that indirect effects linked to traffic levels would be the main source of air pollutants linked to this policy. Given the likely scales of development, it is unlikely that this would be significant when considered alone. There is uncertainty in relation to the cumulative effect.
8. Conserve and enhance the Borough's landscape and settlement character.	i	The effects in relation to this objective are likely to depend on the applications that come forward over the plan period. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed policies within the Revised Local Plan DPD on high quality design and considering the landscape character.
9. Conserve and enhance the historic environment.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed heritage policy within the Revised Local Plan DPD.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	+	This policy provides a framework for considering proposals for additional accommodation for gypsies, travellers and travelling showpeople, therefore there is scope to have a positive effect on this objective in relation to supporting a mix of accommodation to meet the local needs. It is recognised that at this stage there has not been consideration to the allocation of sites for gypsies, travellers and travelling showpeople; however the Council proposes to consider this matter through a separate DPD.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	+	This policy has the potential to have an indirect positive effect on this objective through supporting the availability of accommodation to meet the needs of those in need.
12. Ensure the local economy is thriving with high and	O	Unlikely that this policy would have a significant effect on this

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Sustainability Objective	Performance	Commentary
stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.		objective
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	O	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	O	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	O	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>As with other policies that provide a mechanism for additional development, the implementation of this policy has the potential to have an adverse effect on the environment. However, other proposed policies provide a mechanism for securing mitigation measures where necessary for the majority of topics. This policy has the potential of a positive effect on social considerations.</p>		

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Retention of community facilities and services (COM14)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	i	The effect on this objective is likely to depend on the implementation of this policy. There is a mechanism to enable the change of use of existing buildings where the existing use is no longer needed or viable; this may encourage the re-use of existing buildings and the use of previously developed land, which could have a positive effect.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	O	Unlikely that this policy would have a significant effect on this objective
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	O	Unlikely that this policy would have a significant effect on this objective
9. Conserve and enhance the historic environment.	O	Unlikely that this policy would have a significant effect on this objective
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	+	This policy provides a mechanism to retain community services and facilities (unless they are no longer needed or viable). This has the potential of an indirect positive effect on this objective over the course of the plan period.

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Sustainability Objective	Performance	Commentary
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	O	Unlikely that this policy would have a significant effect on this objective
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	i	While this policy sets out the circumstances where the loss of community and cultural facilities may be acceptable, it also provides a mechanism of retaining such facilities (unless they are no longer needed or viable). Therefore, the overall effect on this objective is likely to depend on the proposals that come forward over the plan period.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	i	As above, the implementation of this policy (in terms of the applications that come forward that are considered against it) is likely to determine the effect on this objective.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	i	As above, the implementation of this policy (in terms of the applications that come forward that are considered against it) is likely to determine the effect on this objective.
<p>Summary:</p> <p>This policy is unlikely to have a significant effect on the majority of areas (and sustainability objectives) under consideration. The effects on social objectives are likely to depend on the proposals that come forward over the plan period when balancing those where the policy supports the retention of facilities and services; with those where it enables the loss of such provisions. It is recognised that the policy only supports the loss of facilities in certain circumstances, including where they are no longer required or viable.</p>		

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Provision of infrastructure (COM15)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	The effects on this are likely to depend on the implementation of the policy. The range of infrastructure that this policy covers includes scope to have implications on adaptation to climate change (including green infrastructure) and mitigation (such as transport and telecommunication infrastructure).
3. Improve the efficient use of land and conserve soil resources.	O	Unlikely that this policy would have a significant effect on this objective
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	+	This policy seeks to ensure that appropriate infrastructure is available to support new development, this includes water infrastructure. Therefore this policy supports this objective and in itself could be consider as a form of mitigation linked to proposed policies that provide a framework to support additional development.
6. Conserve and enhance the Borough's biodiversity.	i	Infrastructure provisions considered as part of this policy have the potential to either positively or adversely affect biodiversity (depending on the type of infrastructure under consideration and the way this is provided). This would be considered in conjunction with the proposed biodiversity policy, which may act as a way to secure mitigation if necessary.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	i	As above, the effects on air quality are likely to depend on the proposals that come forward. The effects on this objective are likely to be indirect, potentially associated with travel and traffic levels.
8. Conserve and enhance the Borough's landscape and settlement character.	i	Infrastructure provisions that may be required through this policy also have the potential to affect the landscape and settlement character – the effect would depend on the measures that come forward. Proposed policies within the Revised Local Plan on design and landscape character would provide a form of

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Sustainability Objective	Performance	Commentary
		mitigation.
9. Conserve and enhance the historic environment.	i	As above, infrastructure provisions have the potential to affect the historic environment. The proposed policy within the Revised Local Plan on heritage would provide a form of mitigation.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	+	The requirements of this policy are anticipated to have a potential indirect positive effect for the majority of this objective through the provision of appropriate infrastructure to support new development (including health provisions and open space). It is unlikely to have a significant effect on reducing crime and the fear of crime.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	i	The effects on this objective are likely to depend on proposals that come forward and the infrastructure that is provided. There may be scope for an indirect positive effect through ensuring that appropriate infrastructure (including for telecommunication) is available.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	i	The effects on this objective are likely to depend on the proposals that come forward and the infrastructure that is provided. Infrastructure is considered to include open space and community facilities.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	+	The provision of additional transport infrastructure and measures to ensure existing provisions are not adversely affected are likely to have a positive effect on this objective (short, medium and long term).
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	+	The provision of additional education facilities and measures to ensure existing provisions are not adversely affected (including schools) are likely to have a positive effect on this objective.
<p>Summary:</p> <p>In many cases the effects of this policy will depend on the proposals that come forward. This policy could be seen as a form of mitigation through ensuring that sufficient infrastructure capacity is available to support new development. The infrastructure itself could have the potential of adverse; however, such provisions would be considered against other policies proposed within the Local Plan which would provide a mechanism to secure appropriate mitigation.</p>		

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## Local Economy Policy Areas

### Retention of employment land (LE10)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	i	This policy provides a mechanism for securing alternative uses on employment sites where the land is no longer required for this purpose. Therefore this policy has the potential to have a positive effect through enabling the re-use of previously developed land.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	?	There is some uncertainty over the effect on the use of resources and the generation of waste as a result of this policy. There are no specific requirements in relation to promoting the sustainable use of resources.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	O	Unlikely that this policy would have a significant effect on this objective
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	O	Unlikely that this policy would have a significant effect on this objective
9. Conserve and enhance the historic environment.	O	Unlikely that this policy would have a significant effect on this objective
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and	O	Unlikely that this policy would have a significant effect on this objective

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Sustainability Objective	Performance	Commentary
wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.		
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	This policy is likely to have a positive effect on this objective in the medium to long term as it seeks to retain employment sites for economic development purposes (unless the land is no longer required for such purposes). It is noted that land may be lost from such uses where it is needed but it is having a significant adverse effect on the local character or amenities.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	○	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy is unlikely to have a significant effect in relation to the majority of the objectives. This policy seeks to retain employment land for such uses unless specific circumstances apply – the significance of effect on this matter is likely to depend on the applications that come forward.</p>		

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Re-use of buildings in the countryside (LE16)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	i	The effects on this objective are likely to depend on the proposals that come forward. The policy may enable more vulnerable uses in existing buildings in areas of flood risk. Mitigation is provided in the form of guidance within the NPPF on flood risk (referred to within the Revised Local Plan) which would be a material consideration.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	0	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	++	This policy is likely to have a positive effect on this objective (in the short, medium and long term) through the support for the re-use of existing buildings.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	The effect on this objective is likely to depend on the implementation of the policy in conjunction with other policies and considerations. The re-use of existing buildings has the potential to support the more efficient use of natural resources. It is unlikely to have a significant effect on the use of energy however.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	0	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed biodiversity policy within the Revised Local Plan DPD.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	0	Unlikely that this policy would have a significant effect on this objective.
8. Conserve and enhance the Borough's landscape and settlement character.	i	The effects in relation to this objective are likely to depend on the applications that come forward over the plan period. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed policies within the Revised Local Plan DPD on high quality design and considering the landscape

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Sustainability Objective	Performance	Commentary
		character.
9. Conserve and enhance the historic environment.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed heritage policy within the Revised Local Plan DPD.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	o	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	o	Unlikely that this policy would have a significant effect on this objective
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	This policy is likely to have a positive effect on this objective through the support for the re-use of buildings in the countryside for commercial uses. This has the potential to support the needs of smaller businesses in terms of the likely scale of units that may come forward.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	o	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	o	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	o	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>In many cases, this policy is unlikely to have a significant effect on the sustainability objectives or there is some uncertainty on the likely effects depending on the implementation of the policy and the proposals that come forward. The policy is likely to have a positive effect on the use of land and soil resources through the promotion of re-use of existing buildings.</p>		

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Changes to employment sites within the countryside (LE17)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	i	This policy does not directly cover flooding, but establishes where further development may be acceptable in principle. This could include areas at risk of flooding depending on the applications that come forward. Therefore there is the potential of an adverse effect on this matter. Mitigation is provided in the form of guidance within the NPPF on flood risk (referred to within the Revised Local Plan) which would be a material consideration.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This policy does not directly cover this matter but establishes where development may be acceptable (does not cover the scale of development). There may be indirect effects on the generation of greenhouse gas emissions as a result of this – this would be linked to the applications that come forward. In addition, there may be effects on the ability to adapt depending on where development comes forward.
3. Improve the efficient use of land and conserve soil resources.	i	This policy provides scope for new buildings which may be as a redevelopment / replacement or as a new build. Therefore the implications on this objective are likely to depend on the applications that come forward over the plan period.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	o	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	o	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed biodiversity policy within the Revised Local Plan DPD.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	o	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	+	While this policy allows the redevelopment of existing employment sites, this is restricted to within the curtilage of the

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Sustainability Objective	Performance	Commentary
		site and includes consideration of the impact on the landscape. Other proposed policies (e.g. on design and landscape character) also provide a framework for considering these matters when the plan is considered as a whole. Therefore, this policy performs well in relation to the objective and is unlikely to have a significant effect on the Borough's landscape and settlement character.
9. Conserve and enhance the historic environment.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed heritage policy within the Revised Local Plan DPD.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	o	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	o	Unlikely that this policy would have a significant effect on this objective
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	This policy is anticipated to have a positive effect on this objective through the support for redevelopment of existing employment sites (which could include extensions to buildings or new buildings); however it is restricted to the existing curtilage which may reduce the scope for growth. The overall effect in the medium to long term is therefore uncertain.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	o	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	o	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they	o	Unlikely that this policy would have a significant effect on this objective

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Sustainability Objective	Performance	Commentary
need throughout life, supporting the development of a skilled workforce.		
<p>Summary:            This policy is anticipated to have a positive effect on the local economy, however the significance of this is uncertain, particularly when accounting for the restriction to the existing curtilage of the sites. For the majority of the other objectives, it is unlikely that there would be a significant effect or the effects would depend on implementation.</p>		

Test Valley Borough Council

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University of Southampton Science Park, Chilworth (LE1)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This policy does not directly cover this matter but provides scope for additional development. There may be indirect effects on the generation of greenhouse gas emissions as a result of this – this would be linked to the applications that come forward. In addition, there may be effects on the ability to adapt depending on what is proposed.
3. Improve the efficient use of land and conserve soil resources.	i	The effect on this objective is likely to depend on the proposals that come forward in line with this policy (which covers new buildings and redevelopment).
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	The effect on this objective is likely to depend on the proposals that come forward in line with this policy. The construction of new development is likely to require additional resources but newer buildings may be built to a higher standard (through Building Regulations) which may reduce the use ongoing of resources relative to buildings that have been replaced.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed biodiversity policy within the Revised Local Plan DPD.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	+	While this policy provides a framework for new development, it includes criteria that seek to ensure that such development is appropriate to the local character. Additional proposed policies (on design and landscape character) would also act as a mechanism to avoid adverse effects linked to landscape and settlement character.

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Sustainability Objective	Performance	Commentary
9. Conserve and enhance the historic environment.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed heritage policy within the Revised Local Plan DPD.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	o	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	o	Unlikely that this policy would have a significant effect on this objective
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	The Science Park is of sub-regional importance to the economy and this policy provides scope for additional development and redevelopment within the site. It also supports the retention and potential growth in number of high skilled jobs available. It is recognised that the restricted uses that may be acceptable on this site may limit the wider benefits to the local economy.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	o	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	o	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	i	This site is linked to the University of Southampton and provides a base for high skilled jobs. Depending on the implementation of this policy, there may be scope to have a positive effect on this objective.
<p>Summary:</p> <p>The additional development that may come forward through this policy has the potential of adverse effects on the environment; however, other proposed policies can provide a mechanism to secure mitigation. This policy should have a positive effect on the local economy.</p>		

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Adanac Park, Nursling and Rownhams (LE6)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	This policy does not directly cover this matter but provides scope for additional development. There may be indirect effects on the generation of greenhouse gas emissions as a result of this – this would be linked to the applications that come forward. In addition, there may be effects on the ability to adapt depending on what is proposed.
3. Improve the efficient use of land and conserve soil resources.	-	The development of this site relates to greenfield land, therefore there is likely to be a permanent adverse effect on the efficient use of land and on soil resources in the medium to long term. It is noted that there is outline permission for the development of this site.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	The effect on this objective is likely to depend on the proposals that come forward in line with this policy. The construction of new development is likely to require additional resources. The Revised Local Plan does not propose any specific policies on sustainable use of resources.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This policy does not directly relate to the matters covered by this objective and the effects are likely to depend on the implementation of this policy in conjunction with others in the plan. It is noted that a separate policy is proposed within the plan on water management which may act as a form of mitigation should any proposals have the potential of an adverse effect.
6. Conserve and enhance the Borough's biodiversity.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed biodiversity policy within the Revised Local Plan DPD. It is noted that the outline permission for this site has given consideration to biodiversity effects.

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Sustainability Objective	Performance	Commentary
7. Reduce air pollution and ensure air quality is maintained or enhanced.	?	There is uncertainty in relation to the effect on air quality – it is most likely that indirect effects linked to traffic levels would be the main source of air pollutants linked to this policy. Additional development is likely to generate additional traffic, however this will need to be considered in conjunction with proposals to promote access via more sustainable modes.
8. Conserve and enhance the Borough's landscape and settlement character.	i	The effects on the landscape and settlement character are likely to depend on the implementation of the policy and the proposals that come forward – the policy does seek a high standard of design that responds the characteristics of the site. Other proposed policies within the Revised Local Plan (on landscape character and design) would provide a mechanism to secure mitigation against potential adverse effects. It is recognised that these matters have been considered as part of the outline permission for this site.
9. Conserve and enhance the historic environment.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed heritage policy within the Revised Local Plan DPD.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	o	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	o	Unlikely that this policy would have a significant effect on this objective
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	This policy is likely to have a positive effect on the local economy through the opportunity to continue to provide additional land for larger users.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure	o	Unlikely that this policy would have a significant effect on this objective

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Sustainability Objective	Performance	Commentary
activities.		
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	○	Unlikely that this policy would have a significant effect on this objective. This site provides additional employment opportunities close to existing residential areas.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>The effects of the development of this site have been considered through the outline permission for this site. Detailed matters or alternative applications may have different effects to those considered through the outline permission. In general, the effects on the environment are likely to depend on the schemes that come forward that are considered against this policy; however the likelihood of adverse effects is reduced when considered in conjunction with other proposed policies within the Revised Local Plan DPD which act as a mechanism to secure mitigation measures (with the exception of identified effects on the soil environment). This policy should have a positive effect on the local economy.</p>		

Test Valley Borough Council

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Development at Nursling Estate (LE7)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	O	Unlikely that this policy would have a significant effect on this objective
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	O	Unlikely that this policy would have a significant effect on this objective
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	+	The policy supports this objective through a requirement in relation to ensuring proposals do not result in an intrusion into views from the surrounding area. Therefore there is no likely significant effect, particularly when considered in combination with other proposed policies (including on design and landscape character).
9. Conserve and enhance the historic environment.	O	Unlikely that this policy would have a significant effect on this objective
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	O	Unlikely that this policy would have a significant effect on this objective

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	This policy is likely to support this objective through the retention of a primarily storage and distribution use of the area given limited opportunities for sites that can function 24 hours a day. It is recognised that this may prevent wider economic uses within the site.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	○	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy establishes certain criteria for considering development in this location. As a result, this policy is unlikely to have a significant effect in relation to a number of the sustainability objectives. It is considered that this policy is likely to have a positive effect on the local economy.</p>		

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Tourism proposals (LE18)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	i	The impact on this objective is likely to depend on the implementation of the policy. There is scope for additional development on greenfield sites through this policy, while there is also consideration of the re-use of buildings in the countryside (which may support this objective).
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective. Additional development has the potential to result in an increase in the use of resources.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	i	This policy does not directly relate to the matters covered by this objective and the effects are likely to depend on the implementation of this policy in conjunction with others in the plan. It is noted that a separate policy is proposed within the plan on water management which may act as a form of mitigation should any proposals have the potential of an adverse effect.
6. Conserve and enhance the Borough's biodiversity.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed biodiversity policy within the Revised Local Plan DPD.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	i	The effects on the landscape and settlement character are likely to depend on the implementation of the policy and the proposals that come forward. Other proposed policies within the Revised Local Plan (on landscape character and design) would provide a mechanism to secure mitigation against potential adverse effects.

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
9. Conserve and enhance the historic environment.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed heritage policy within the Revised Local Plan DPD.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	o	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	o	Unlikely that this policy would have a significant effect on this objective
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	Tourism has a role in the local economy; therefore this policy has the potential of a positive effect on this objective.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	i	Tourism opportunities can include leisure and cultural activities which can also benefit the local the community. Therefore the effect on this objective is likely to depend on the proposals that come forward over the plan period in relation to this policy.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	o	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	o	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy is not anticipated to have a significant effect on a number of the sustainability objectives, with others depending on implementation (including the proposals that come forward over the plan period). The potential for additional tourism development may support the local economy.</p>		

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Main town centre uses (LE11)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	O	Unlikely that this policy would have a significant effect on this objective
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	O	Unlikely that this policy would have a significant effect on this objective
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	i	The effects on the landscape and settlement character are likely to depend on the implementation of the policy and the proposals that come forward. Other proposed policies within the Revised Local Plan (on landscape character and design) would provide a mechanism to secure mitigation against potential adverse effects.
9. Conserve and enhance the historic environment.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed heritage policy within the Revised Local Plan DPD.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and	O	Unlikely that this policy would have a significant effect on this objective

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.		
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	This policy supports the principle of additional retail, leisure and office uses within the town centres subject to being of an appropriate scale to the centres or outside centres where there would be no adverse impact on the centres. Therefore this has the potential to support the local economy, potentially attracting local spending within the locality.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	i	As noted above, this policy supports the principle of additional leisure uses. Therefore subject to the proposals that come forward, there is the potential to have a positive effect on this objective.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	i	The implementation of this policy is likely to affect the implications on this objective. Additional development within the main town centres may support this objective in terms of providing facilities and services close to communities.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	o	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy is anticipated to have a positive effect on the local economy; this is likely to be in the medium to long term. In relation to the majority of the other sustainability objectives, it has been documented that it is unlikely that there would be a significant effect or that the effect would depend on the implementation of the policy (including what proposals come forward).</p>		

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Ground floor town centre uses (for Andover and Romsey) (LE12 & LE13)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	○	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	○	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	○	Unlikely that this policy would have a significant effect on this objective
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	○	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	○	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	○	Unlikely that this policy would have a significant effect on this objective
7. Reduce air pollution and ensure air quality is maintained or enhanced.	○	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	○	Unlikely that this policy would have a significant effect on this objective
9. Conserve and enhance the historic environment.	i	Both town centres are designated as conservation areas and include heritage assets. This policy does not directly relate to this matter but there is the potential of an effect as a result of applications that come forward. The proposed heritage policy would provide a mechanism to avoid a significant adverse effect.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	○	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	○	Unlikely that this policy would have a significant effect on this objective
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and	+	This policy provides a framework for promoting the continued vitality and viability of the town centres, through a focus on A

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Sustainability Objective	Performance	Commentary
productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.		uses and in particular A1 uses. Therefore it is anticipated that this will have a positive effect on the local economy (short, medium and long term). It is recognised that in some cases this approach may restrict other uses, which has the potential to have an adverse effect in order to retain a retail focus in the town centres.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	○	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy is likely to have a positive effect on the local economy through supporting the retail focus of the main town centres within the Borough. It is unlikely to have a significant effect on the majority of other sustainability objectives. It may have indirect effects in relation to the historic environment and also in terms of access to facilities and services (in terms of the availability of such provisions for residents in the town centres).</p>		

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Proposals in Stockbridge local centre (LE15)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	O	Unlikely that this policy would have a significant effect on this objective
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	O	Unlikely that this policy would have a significant effect on this objective
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	i	The effects on the landscape and settlement character are likely to depend on the implementation of the policy and the proposals that come forward. Other proposed policies within the Revised Local Plan (on landscape character and design) would provide a mechanism to secure mitigation against potential adverse effects.
9. Conserve and enhance the historic environment.	i	The effects in relation to this objective are likely to depend on the applications that come forward. Should any proposal have the potential of an adverse effect, a form of mitigation is provided through the requirements established through the proposed heritage policy within the Revised Local Plan DPD.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and	O	Unlikely that this policy would have a significant effect on this objective

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Sustainability Objective	Performance	Commentary
wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.		
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	This policy seeks to provide a framework to support the continued vitality and viability of Stockbridge local centre, particularly in terms of ensuring that development is of an appropriate scale. In this regard, the policy is anticipated to have a positive effect on the local economy.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	O	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	i	The implementation of this policy is likely to affect the implications on this objective. Development within the local centre of Stockbridge may support this objective in terms of providing facilities and services close to the communities it serves.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	O	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy is anticipated to have a positive effect on the local economy; this is likely to be in the medium to long term. In relation to the majority of the other sustainability objectives, it has been documented that it is unlikely that there would be a significant effect or that the effect would depend on the implementation of the policy (including what proposals come forward).</p>		

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## Environment Policy Areas

### Promoting high quality development within the Borough (E1)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	+	This policy specifically refers to the efficient use of land (whilst respecting local character) therefore it is considered to have a positive effect in relation to this objective. It is recognised that in practice balancing this requirement with others in the policy may result in a less efficient use of land that may otherwise be achieved.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	O	Unlikely that this policy would have a significant effect on this objective
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	+	This policy is anticipated to have a positive effect (short, medium and long term) in relation to settlement character and, to a lesser extent, the landscape quality (latter covered in more detail in separate policies).
9. Conserve and enhance the historic environment.	i	The effect on this objective is likely to depend on how the policy is implemented. The promotion of high quality design that integrates with the local character has the potential to support this objective however there is no specific reflection on the relationship with the historic environment. The proposed policy

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Sustainability Objective	Performance	Commentary
		on heritage may provide a form of mitigation if appropriate.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	O	Unlikely that this policy would have a significant effect on this objective
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	O	Unlikely that this policy would have a significant effect on this objective
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	O	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	O	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	O	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy is unlikely to have a significant effect on the majority of sustainability objectives. In some cases the specific effect is likely to depend on the implementation of the policy and the balancing of its criteria (including with other policies). As documented elsewhere, this policy has the potential to act as a form of mitigation through ensuring that additional development within the Borough is designed to have regard to settlement character.</p>		

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Considering the landscape character (E2)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	O	Unlikely that this policy would have a significant effect on this objective
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	i	Landscape features can be of biodiversity value; therefore depending on its implementation, this policy has the potential to indirectly affect this objective.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	+	This policy is anticipated to have a positive effect on this objective (in the short, medium and long term) in seeking the conservation and enhancement of the landscape of the Borough (including protected landscapes).
9. Conserve and enhance the historic environment.	O	Unlikely that this policy would have a significant effect on this objective
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	O	Unlikely that this policy would have a significant effect on this objective

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Sustainability Objective	Performance	Commentary
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	○	Unlikely that this policy would have a significant effect on this objective. There may be indirect effects on the economy with the landscape of the Borough being part of the attraction to tourists. Conversely, the conservation of the landscape has the potential to restrict some forms of development that would not satisfy these policy requirements.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	○	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy is unlikely to have a significant effect on the majority of objectives, although it is recognised that there may be indirect effects on the local economy and biodiversity. This policy is likely to have a positive effect on the local landscape (and potentially settlement character), with the policy acting as a mechanism to secure mitigation in association with proposals / policies promoting development.</p>		

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### Residential areas of special character (E4)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	+/-	This policy provides a framework for certain areas of the Borough, often of low density development. Through seeking the retention of these characteristics the policy does not necessarily make the most efficient use of the land. However, the potential for some additional development may enable a more efficient use of land than is currently being achieved. Therefore a mixed effect has been identified in relation to this objective.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	O	Unlikely that this policy would have a significant effect on this objective
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	+	This policy is likely to have a positive effect on this objective through supporting the retention of the character of certain distinctive areas within the Borough.
9. Conserve and enhance the historic environment.	O	Unlikely that this policy would have a significant effect on this objective
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of	O	Unlikely that this policy would have a significant effect on this objective

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Sustainability Objective	Performance	Commentary
deprivation within the Borough. Reduce crime and the fear of crime.		
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	O	Unlikely that this policy would have a significant effect on this objective
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	O	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	O	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	O	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>It is recognised that this policy has the potential to reduce the efficient use of land through the retention of lower density development in certain identified locations within the Borough. However, this is identified to have a positive effect in relation to the retention of settlement character across the plan period.</p>		

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## Biodiversity (E5)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	The effect on this objective is likely to depend on the implementation of the policy. Through the retention of biodiversity assets, including networks and 'stepping stones', there may be indirect effects on adaptation to climate change in particular. Conversely, in some cases the conservation of biodiversity can reduce the opportunities to take full advantage of certain renewable technologies (which may have adverse effects on biodiversity).
3. Improve the efficient use of land and conserve soil resources.	O	Unlikely that this policy would have a significant effect on this objective
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	+	There may be indirect positive effects on the water environment as this is linked to the conservation of biodiversity.
6. Conserve and enhance the Borough's biodiversity.	+	This policy specifically seeks to conserve and enhance biodiversity which is likely to have a positive effect on this objective (short, medium and long term). It also gives consideration to indirect effects. It is noted that the policy provides a framework for considering proposals that may have an adverse effect on biodiversity, which over the plan period may see an adverse effect on biodiversity in some cases.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	i	There may be indirect effects on this objective as there are links between air quality and biodiversity.
8. Conserve and enhance the Borough's landscape and settlement character.	i	There may be indirect effects on this objective as certain habitats of interest can also play a role in the landscape of the Borough (for example as features of the landscape). Therefore, the conservation of biodiversity may also indirectly support the conservation of landscape features.

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<b>Sustainability Objective</b>	<b>Performance</b>	<b>Commentary</b>
9. Conserve and enhance the historic environment.	○	Unlikely that this policy would have a significant effect on this objective
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	○	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	○	Unlikely that this policy would have a significant effect on this objective
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	○	Unlikely that this policy would have a significant effect on this objective. The conservation of biodiversity may have indirect effects on the local economy, either positively or negatively depending on the circumstances.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	○	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy is likely to have a positive effect on biodiversity over the course of the plan period and may have indirect effects on other aspects of the environment. This policy also provides a mechanism of securing mitigation for other policies and proposals through seeking to ensure that biodiversity is taken into account.</p>		

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.



## Green Infrastructure (E6)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	The effect is likely to depend on the implementation of this policy. Green infrastructure provisions can have a role in both mitigation and adaptation to climate change. Any effect is more likely to occur in the medium to long term.
3. Improve the efficient use of land and conserve soil resources.	O	Unlikely that this policy would have a significant effect on this objective
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	+	This policy has the potential of an indirect positive effect on biodiversity through the retention of green infrastructure assets and the green infrastructure network.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	i	Green infrastructure features can form part of the landscape as features of interest and can also play a role in defining settlement character. Therefore, the implementation of this policy may have an effect on this objective.
9. Conserve and enhance the historic environment.	O	Unlikely that this policy would have a significant effect on this objective
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	i	One of the functions of green infrastructure can be recreational uses. Therefore, depending on the implementation of this policy there may be indirect effects on the health and wellbeing of the population.

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	O	Unlikely that this policy would have a significant effect on this objective, although it is recognised that green infrastructure can have economic benefits depending on how it is planned / provided.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	i	Green infrastructure can provide for recreational and leisure uses. Therefore the implementation of this policy may have an effect on this objective, depending on the type of functions that are pursued for green infrastructure provisions within the Borough.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	O	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	O	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>Green infrastructure is noted to have many potential benefits, including in relation to biodiversity as noted above. In some cases, the effects on the sustainability objectives will depend on the key purposes of the green infrastructure provisions and how they are managed. As such the implementation of this policy is likely to influence the degree of effect on a number of the sustainability objectives.</p>		

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

## Water Management (E7)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	There are indirect links between this policy and adaptation (and resilience) to climate change. Seeking higher levels of water efficiency and seeking to protect water quality may have positive effects in this regard depending on the implementation of the policy.
3. Improve the efficient use of land and conserve soil resources.	O	Unlikely that this policy would have a significant effect on this objective
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	+	This policy is likely to have a positive effect on the water environment, including in relation to protecting water quality, reducing the demand for water and safeguarding groundwater sources. This may be particularly relevant in the medium to longer term.
6. Conserve and enhance the Borough's biodiversity.	+	The requirements of the policy are anticipated to have the potential to have a positive effect on biodiversity over the course of the plan period. A number of habitats and species within the Borough are dependent on the water environment, including the quality of the water.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	O	Unlikely that this policy would have a significant effect on this objective
9. Conserve and enhance the historic environment.	O	Unlikely that this policy would have a significant effect on this objective
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and	O	Unlikely that this policy would have a significant effect on this objective

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.		
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	○	Unlikely that this policy would have a significant effect on this objective. There is the potential that seeking higher levels of water efficiency for new buildings may have an impact on viability of schemes, however the policy sets out that the water efficiency criteria would not need to be satisfied if they are not financially viable or technically feasible.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	○	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy is likely to have a positive effect on the water environment and may have indirect positive effects on other features of the environment, including biodiversity. This policy is unlikely to have a significant effect in relation to the majority of the sustainability objectives.</p>		

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Consideration of the risk of pollution (E8)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	+	This policy is likely to have a positive effect on this objective in terms of conserving soil resources through seeking to avoid risks of pollution (in the short, medium and long term).
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	+	This policy is likely to have a positive effect on this objective in terms seeking to avoid risks of pollution of the water environment (in the short, medium and long term).
6. Conserve and enhance the Borough's biodiversity.	+	This policy may have an indirect positive effect on this objective. Through seeking to avoid the risk of pollution to the environment, there is the potential to reduce the risk to flora and fauna in the locality.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	+	This policy is likely to have a positive effect on this objective in terms seeking to avoid risks of pollution of to the air (in the short, medium and long term).
8. Conserve and enhance the Borough's landscape and settlement character.	O	Unlikely that this policy would have a significant effect on this objective
9. Conserve and enhance the historic environment.	O	Unlikely that this policy would have a significant effect on this objective
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	i	The effects on this objective as a whole are likely to depend on the implementation of the policy. There is the potential for a positive effect on human health and wellbeing through seeking to avoid development that could have an adverse effect on health and general amenity.

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Sustainability Objective	Performance	Commentary
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	O	Unlikely that this policy would have a significant effect on this objective
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	O	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	O	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	O	Unlikely that this policy would have a significant effect on this objective
<p>Summary:  This policy is likely to have a positive effect on the environmental considerations and also in terms of health and wellbeing. It acts as a form of mitigation in relation to additional development which has the potential of adverse effects. There are a number of sustainability objectives that are unlikely to be significantly affected by this policy.</p>		

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Consideration of heritage assets (E9)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	i	This policy may enable or restrict the re-use of existing buildings and assets which could have an effect on this policy. The significance of the effect (and whether it is positive or negative) is likely to depend on the implementation of the policy.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	As above, this policy may enable or restrict the use of existing buildings, which may have implications for the more sustainable use of materials and to a lesser extent, the wider use of resources. This is likely to depend on the implementation of this policy.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	O	Unlikely that this policy would have a significant effect on this objective
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	+	Heritage assets can play an important role in local character and identity (not just of settlements and built up areas, but also the historic landscape). Therefore this policy is likely to have a positive effect on this objective (in the short, medium and long term).
9. Conserve and enhance the historic environment.	+	This policy provides a framework for seeking to ensure the conservation and enhancement of heritage assets, which is likely to have a positive effect on this objective. It is recognised within the policy that in some occasions the loss of or harm to an asset may be necessary – the circumstances where this may be considered are set out. The overall effect may therefore depend to a degree on the applications that come forward over the plan

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Sustainability Objective	Performance	Commentary
		period.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	O	Unlikely that this policy would have a significant effect on this objective
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	i	The effect on this objective is likely to depend on the implementation of the policy. The heritage assets within the Borough can have a positive effect on the local economy, for example through tourism functions. However, the tighter controls associated with heritage assets may be a constraint in some occasions.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	O	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	O	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	O	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy is likely to have a positive effect on the historic environment and local character. It provides a mechanism to avoid adverse effects as a result of development supported through other policies / proposals. There may be indirect effects on the local economy and the use of resources as a result of this policy, with the type and degree of effect depending on the proposals that come forward and the implementation of the policy.</p>		

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.



## Leisure, Health and Wellbeing Policy Areas

### Public Open Space (LHW1)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	The provision of additional green spaces (for public recreation uses) may have an indirect effect on this objective, primarily in relation to adaption to climate change. This is unlikely to be a significant effect when considered alone.
3. Improve the efficient use of land and conserve soil resources.	O	Unlikely that this policy would have a significant effect on this objective
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	i	Depending on how such provisions are made, some of the types of open space have the potential to have a positive effect on biodiversity. This is unlikely to be a significant effect.
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	i	Existing public open spaces can form part of the character of settlements; therefore the aspiration to retain such provisions may have an indirect effect on this objective. New provisions can also be designed into new development in such a way as to have a positive relationship with the settlement character. This would depend on how the policy is implemented and how it is considered in conjunction with other policy considerations.
9. Conserve and enhance the historic environment.	O	Unlikely that this policy would have a significant effect on this objective
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	+	The provision of additional public open space (including allotments) in association with new development is anticipated to have an indirect positive effect on the health and wellbeing of the population over the course of the plan period. It is unlikely to have a significant effect on the other aspects of this policy when considered alone.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	○	Unlikely that this policy would have a significant effect on this objective
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	+	This policy is likely to have a positive effect on this objective in terms of providing access to additional open spaces for leisure use for the existing and future population.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	○	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy may have a positive effect on some of the social factors, including health and wellbeing of the population. There may be other indirect effects, for example on settlement character and biodiversity. The provisions of this policy should reduce the pressure of an increase in population on existing public open space provisions.</p>		

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Amenity considerations (LHW4)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	○	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	○	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	○	Unlikely that this policy would have a significant effect on this objective. It is noted that the provision of private amenity space or communal spaces may have an impact on the efficient use of land.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	○	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	○	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	○	Unlikely that this policy would have a significant effect on this objective
7. Reduce air pollution and ensure air quality is maintained or enhanced.	○	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	○	Unlikely that this policy would have a significant effect on this objective
9. Conserve and enhance the historic environment.	○	Unlikely that this policy would have a significant effect on this objective
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	○	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	+	This policy seeks to ensure that residential amenity is given appropriate consideration, including in terms of light and privacy all of which have an effect on wellbeing. Therefore, this policy is considered to have a positive effect in relation to the health and wellbeing of the population (in the short, medium and long term).
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including	○	Unlikely that this policy would have a significant effect on this objective

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
tourism) with high value and low impact, whilst stimulating economic regeneration.		
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	○	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	Unlikely that this policy would have a significant effect on this objective
<p>Summary:  This policy is unlikely to have a significant effect on the majority of the sustainability objectives. It is noted to have a positive effect on the wellbeing of the population.</p>		

Test Valley Borough Council

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## Transport Policy Areas

### Managing Movement (T1)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	i	The promotion of sustainable modes of transport is likely to have a positive effect on this objective (particularly when considered in combination with other policies and plans) in terms of mitigation of climate change. However, the provision of capacity for additional traffic may have the adverse effect. Therefore the implementation of this policy is likely to influence the effect on this objective.
3. Improve the efficient use of land and conserve soil resources.	O	Unlikely that this policy would have a significant effect on this objective
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	O	Unlikely that this policy would have a significant effect on this objective
7. Reduce air pollution and ensure air quality is maintained or enhanced.	i	The main source of air pollution from within the Borough is associated with vehicular based traffic. Therefore depending on the implementation of this policy there is scope for an effect on this objective – there is uncertainty over its significance.
8. Conserve and enhance the Borough's landscape and settlement character.	O	Unlikely that this policy would have a significant effect on this objective
9. Conserve and enhance the historic environment.	O	Unlikely that this policy would have a significant effect on this objective
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective

Note: The symbols for performance should not be considered in isolation, they represent a broad indication and need to be read in conjunction with the commentary; in addition the symbols of performance should not be added up.

Sustainability Objective	Performance	Commentary
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	i	The requirements of this policy have indirect links with this objective, in terms of the availability of alternative modes of travel for those who do not have access to a car (or similar vehicle) and the availability of pedestrian and cycle options potentially having health benefits. The nature and significance of effects through these pathways is likely to depend on the implementation of the policy.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	i	The functioning of the highway network can have an indirect effect on the local economy. Therefore the implementation of this policy (and the weight attached to different criteria) may have an effect on this objective.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	o	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	+	This policy is likely to support this objective through the promotion of pedestrian, cycle and public transport links between development and key destinations and networks. It may also have indirect benefits for the existing population. Therefore it is predicted that there will be a positive effect on this objective over the plan period.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	o	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy is unlikely to have a significant effect on a number of the sustainability objectives. It is anticipated to have the potential to support a number of the social and environmental objectives depending on its implementation; there is also the potential to have an indirect effect on the local economy.</p>		

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## Parking Standards (T2)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	+/-	Provision of parking spaces can have an effect on the efficient use of land. Residential standards are framed as minimum standards, with non-residential requirements as set standards. However the policy identifies where lower standards may be justified. As a result, this policy is considered to have a mixed effect on soil resources and the efficient use of land.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	O	Unlikely that this policy would have a significant effect on this objective
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	i	The location and design of car parking can have a significant impact on the appearance of an area at a local scale. Therefore the implementation of this policy could have an effect (either positive or negative) on these matters. The proposed policy on design could act as a mechanism to avoid adverse effects on local character. The policy also identifies that urban design factors may be appropriate justification to depart from the parking standards.
9. Conserve and enhance the historic environment.	i	As above, the location and method of providing parking has the potential to effect the historic environment (potentially adversely). The proposed policy on heritage could act as a mechanism to avoid adverse effects on the historic environment.

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Sustainability Objective	Performance	Commentary
		The policy also identifies that heritage factors may be appropriate justification to depart from the parking standards.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	o	Unlikely that this policy would have a significant effect on this objective. It is recognised that adequate parking provision can be a relevant factor in determining if a house meets the needs of the occupier.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	o	Unlikely that this policy would have a significant effect on this objective
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	i	The availability of appropriate parking provision can have an indirect effect on the local economy through ensuring that appropriate provisions are made for employees and visitors. The effect on this objective is likely to depend on the implementation of this policy.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	o	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	i	The availability of parking can affect the level of use of sustainable modes of transport. Therefore the implementation of this policy is likely to affect the degree of effect on this objective.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	o	Unlikely that this policy would have a significant effect on this objective
<p>Summary:  This policy is unlikely to have a significant effect on a number of the sustainability objectives. In a number of cases it is recognised that the potential effects will depend on the implementation of the policy (potentially in conjunction with the nature of the proposal under consideration).</p>		

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## Community Safety Policy Area

### Community Safety (CS1)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	○	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	○	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	○	Unlikely that this policy would have a significant effect on this objective
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	○	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	○	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	○	Unlikely that this policy would have a significant effect on this objective
7. Reduce air pollution and ensure air quality is maintained or enhanced.	○	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	i	The implementation of this policy has the potential to affect this objective. The aims of the policy in ensuring developments deliver safe and liveable environments has the potential to effect settlement character – these may be achieved simultaneously.
9. Conserve and enhance the historic environment.	○	Unlikely that this policy would have a significant effect on this objective
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	○	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	+	This policy has the potential to have a positive effect on this objective in terms of ensuring spaces are designed to reduce the risk of crime and the fear of crime.

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Sustainability Objective	Performance	Commentary
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	○	Unlikely that this policy would have a significant effect on this objective
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	○	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	○	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	○	Unlikely that this policy would have a significant effect on this objective
<p>Summary:</p> <p>This policy is unlikely to have a significant effect on the majority of the sustainability objectives. There is scope to support the objective to reduce crime and the fear of crime. There may be implications on settlement character as a result of this policy.</p>		

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## Education and Learning Policy Area

### Skills and Training (ST1)

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	O	Unlikely that this policy would have a significant effect on this objective
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	O	Unlikely that this policy would have a significant effect on this objective
3. Improve the efficient use of land and conserve soil resources.	O	Unlikely that this policy would have a significant effect on this objective
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	O	Unlikely that this policy would have a significant effect on this objective
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	O	Unlikely that this policy would have a significant effect on this objective
6. Conserve and enhance the Borough's biodiversity.	O	Unlikely that this policy would have a significant effect on this objective
7. Reduce air pollution and ensure air quality is maintained or enhanced.	O	Unlikely that this policy would have a significant effect on this objective
8. Conserve and enhance the Borough's landscape and settlement character.	O	Unlikely that this policy would have a significant effect on this objective
9. Conserve and enhance the historic environment.	O	Unlikely that this policy would have a significant effect on this objective
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	O	Unlikely that this policy would have a significant effect on this objective
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	i	The enhancement of skills training and the availability of apprenticeships within the locality of new development have the potential to have an indirect positive effect (in the medium to long term) on this objective, including in relation to reducing poverty and deprivation.

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Sustainability Objective	Performance	Commentary
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	This policy is likely to have an indirect positive effect on this objective with a potential to raise the skill levels of the workforce and promote employment opportunities (even if on a temporary basis through apprenticeships).
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	O	Unlikely that this policy would have a significant effect on this objective
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport network and the availability of sustainable modes of transport.	O	Unlikely that this policy would have a significant effect on this objective
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	+	The provision of additional skills training and apprenticeships have the potential to have a positive effect on this objective, including through providing better access to training and supporting the development of the workforce.
<p>Summary:</p> <p>This policy is unlikely to have a significant effect on the majority of the sustainability objectives. It has the potential to have indirect positive effects on social and economic matters, particularly in relation to supporting the access to training and apprenticeship opportunities to access more skilled employment opportunities.</p>		

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## Cumulative Assessment of the Strategic and Development Management Policies

Sustainability Objective	Performance	Commentary
1. Avoid and reduce the risk of flooding and the resulting detrimental effects to public wellbeing, the economy and environment.	i	National guidance provides guidance for considering flood risk. There are no policies proposed on this matter at the local level. The effect on this objective is likely to depend on the implementation of proposals that come forward that are assessed against these policies (also taking account of national guidance). It may be beneficial to highlight the role that sustainable drainage systems can play in reducing the risk of flooding, including as a result of surface water.
2. Support the mitigation against and adaptation to climate change. Promote energy efficiency and renewable energy sources.	+/-	There are no specific policies directly relates to this objective, however a number may have implications for this matter (e.g. managing the water environment in relation to adaptation, policy on green infrastructure, promoting sustainable modes of travel). It is noted that there are other factors (e.g. rising Building Regulation requirements) that may influence the effect of proposals that come forward.
3. Improve the efficient use of land and conserve soil resources.	+/-	None of the policies require measures that would directly support this objective, which may result in the policies performing less well in relation to this objective when considered together. However, a number of policies seek to support the re-use of buildings which have the potential to support this objective.
4. Promote the efficient and sustainable use of resources, whilst ensuring the sustainable management of waste.	i	There are no policies that directly relate to this objective or the indicative tests within it. There is limited scope for planning policies (outside minerals and waste planning) to seek a reduction in waste generation. Some of the policies may indirectly impact on the more efficient use of resources, for example through the promotion of the re-use of buildings.
5. Protect and enhance the water environment and ensure the sustainable management of water resources.	+	A specific policy is proposed in relation to protecting water quality, safeguarding groundwater resources and aiming to reduce demand for water. In addition, other policies seek to ensure that appropriate infrastructure is

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Sustainability Objective	Performance	Commentary
		provided and that the risk of pollution is reduced. Therefore, when considered in combination, the policies are anticipated to perform well in relation to this objective.
6. Conserve and enhance the Borough's biodiversity.	+	A specific policy is promoted in relation to the conservation and enhancement of biodiversity, with other policies likely to have an indirect effect on this matter (e.g. through conserving water quality and protecting green infrastructure networks).
7. Reduce air pollution and ensure air quality is maintained or enhanced.	+/-	A policy is proposed which seeks to avoid the risk of pollution, including in terms of affecting air quality. However, air pollution within the Borough is often associated with road transport. A number of the policies support additional development, which may increase traffic levels. This needs to be balanced with policies that seek to promote more sustainable modes of travel which may lessen any effects.
8. Conserve and enhance the Borough's landscape and settlement character.	+	While there are policies that support additional development within the Borough, this needs to be considered in conjunction with those seeking to conserve and enhance the landscape and settlement character. On balance, it is considered that these policies would perform well in relation to this objective.
9. Conserve and enhance the historic environment.	+	A specific policy is proposed in relation to historic assets that would need to be considered should any proposals come forward (and in conjunction with the other policies). On this basis the strategic and development management policies are considered to perform well in relation to this objective.
10. Ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home suitable to their needs.	+	Policies are in place that support the principle of additional homes within settlements and provide a framework supporting homes within the countryside where a specific need exists (including in relation to affordable housing and essential workers dwellings). There are also policies in place to ensure that opportunities to deliver affordable housing are maximised. The policies provided do not directly cover the points raised

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Sustainability Objective	Performance	Commentary
		under this objective in relation to promoting sustainable construction (other than in relation to water) and ensuring that an appropriate mix of homes is provided to meet local needs. It is noted that Building Regulations requirements are planned to rise over the course of the plan period in relation to energy efficiency. The promotion of considering the mix of housing has been identified in relation to the consideration of the housing requirement for the plan period.
11. Reduce poverty and social exclusion, whilst maintaining and seeking to improve the health and wellbeing of the population, particularly in areas of deprivation within the Borough. Reduce crime and the fear of crime.	+/-	The level of impact of these policies on reducing deprivation is uncertain. The policies should provide a framework to help support healthy lifestyles, including through access to public open spaces and the promotion of pedestrian and cycle routes. A policy is also provided to seek the provision of safe environments and to design out the potential for crime.
12. Ensure the local economy is thriving with high and stable levels of growth. Raise levels of enterprise and productivity promoting a diverse economy (including tourism) with high value and low impact, whilst stimulating economic regeneration.	+	The policies perform reasonably well in relation to this objective, including through opportunities for new floorspace in settlements and in rural areas (through the re-use of buildings and redevelopment of existing employment sites) and the retention of existing employment provisions. It is recognised that policies seeking to deliver environmental and to some extent social objectives may limit the scope to deliver economic development, although to a degree these factors influence the local economy, including through tourism inputs to the economy.
13. Enable residents and visitors to have access to and enjoy a wide range of high quality cultural and leisure activities.	i	The policies seek the provision of additional infrastructure, including for public open space for residents. Leisure and cultural uses are supported in town centre locations. In these regards the policies will support the objective. To some degree, the ability to support the objectives and indicative tests is likely to depend on the proposals that come forward over the plan period.
14. Improve access to all services and facilities, whilst improving the efficiency and integration of transport	+	To some degree the effect on this objective will depend on the proposals that come forward over the plan period.

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Sustainability Objective	Performance	Commentary
network and the availability of sustainable modes of transport.		Policies are in place that support the provision of new services and facilities and seek to retain those that already exist. Policies also seek to promote access via sustainable modes of travel, including to key destinations. It is recognised that the Borough is largely rural, which may influence the extent to which this objective can be achieved.
15. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills they need throughout life, supporting the development of a skilled workforce.	+	Policies seek to ensure that appropriate infrastructure (including education provision) is made in conjunction with new development and seek opportunities to promote access to skills training and apprenticeships. As a result the policies are considered to perform well in relation to this objective, although it is noted that this would need to be undertaken in conjunction with other plans, programmes and projects that are specifically related to this objective.
<p>Overview Comments:</p> <p>This assessment has not taken account of other policies within the plan that propose allocations, or the effects of other relevant plans, projects and programmes. The policies are recorded as performing well in relation to approximately half of the objectives, with some depending on the implementation of the policies and the proposals that come forward over the plan period. In a small number of cases the policies are noted to have a mixed performance. There is further consideration of these matters as part of the review of the effects of the plan.</p>		

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