

Eastleigh Borough

# Local Plan Review

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## Interim Sustainability Appraisal

December 2024



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future together



This interim assessment supports the Eastleigh Borough Local Plan Review. It includes an initial assessment of the plan's draft objectives and options relating to the overall need / scale of development, site options and non-spatial policy themes.

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## **1.0 Introduction**

- 1.0.1 Eastleigh Borough Council has commenced work on the Local Plan Review (LPR). This will replace the current Local Plan (2016-2036) which was adopted in April 2022 and will help to shape future development across the Borough. It will be underpinned by the priority themes of the Council's Corporate Plan to help support communities and improve lives. The LPR upon adoption will form part of the Council's Development Plan along with the Hampshire Minerals and Waste Plan 2013. This is currently subject to a partial review and is expected to be adopted by Summer 2025. The Council is also supporting neighbourhood planning activity across the Borough. This currently includes the Botley and Bishopstoke Neighbourhood Plans which are at different stages of being progressed.
- 1.0.2 There is a statutory requirement to undertake a Sustainability Appraisal through the Local Plan process, which also meets the requirements of the Strategic Environmental Assessment regulations<sup>1</sup>

### **Background to the Eastleigh Local Plan Review**

- 1.0.3 The inspector's report for the adopted Eastleigh Borough Local Plan (2016-2036) recommended the Council undertake an early review of the adopted Local Plan. One of the reasons set out in the report includes the need to address a housing shortfall during the latter period of the plan. The commitment to an early LPR also enables the Council to consider whether its local housing need has changed significantly which in turn will allow the adopted strategic policies relating to housing to be revisited. This will also allow for the Council to review other key policies and supporting evidence such as those relating to employment land and Gypsy, Traveller and Travelling Showpeople and retail needs as a few examples.
- 1.0.4 The LPR covers the period up to 2044 and will be the key Development Plan Document for the Borough once adopted. The timescales for the LPR up to adoption are set out in the Council's [Local Development Scheme](#). The publication of the Issues and Options document, along with supporting evidence, is being published in Autumn 2024. It is currently anticipated that the LPR will be submitted the Secretary of State and then undergo an independent Examination in Public by Spring 2029.

### **Structure of this Report**

- 1.0.5 The report is structured into the following chapters and sub-sections:
- This Section provides an introduction on Eastleigh Borough, the work that has been commenced on the LPR, and the SA process.
  - Section 2 provides information on the SA Scoping with a particular focus on the stages of the Scoping Report, the SA framework assessment methodology and the SA scoring system and how this has been applied to the SA assessment process.
  - Section 3 sets out the Local Plan objectives and SA objectives and provides a broad explanation of how these have been assessed against each other. There is also a

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<sup>1</sup> See [The Environmental Assessment of Plans and Programmes Regulations 2004](#) and [A Practical Guide to the Strategic Environmental Assessment Directive](#) for detail

summary of, and signpost to, the assessment of the Local Plan objectives against the SA objectives.

- Section 4 provides details of scales of need for housing and employment land. There are potential options for the future level of growth, along with a summary of, and signpost to, the assessment of these options against the SA objectives.
- Section 5 provides details of the spatial development options for where the identified future growth will be provided along with a summary of, and signpost to, the assessment of these options against the SA objectives.
- Section 6 provides details of how reasonable alternative development sites have been identified, and how Strategic Development Options (SDOs) and Small and Medium Site Options (SMSOs) have initially been assessed. There is a summary of, and signpost to, the assessment of SDOs A-D and the individual parcels that constitute these and the SMSOs against the SA objectives and SA decision-making criteria.
- Section 7 provides details of the non-spatial themes and policy options with a summary of, and signpost to, the assessment of these options against the SA objectives.
- Section 8 outlines the next stages of the SA process.

#### **SA and SEA requirements: Local Plan Review - Issues and Options stage**

- 1.0.6 It is important to note that the Council is not publishing a full draft plan at this earlier stage in the plan preparation process. This consultation provides a focus on the key emerging issues and options for how future development can be planned for across the Borough. It seeks to obtain the view of key stakeholders and the wider public on alternative ways of accommodating this future development and on the non-spatial policy options and key planning issues associated with these. Key policies from the adopted Local Plan 2016-2036 will also be published where it is considered that further changes are necessary subject to consultation feedback that is provided.
- 1.0.7 This SA Interim Report has been published as part of the evidence base for the LPR Regulation 18 Issues and Options document. This constitutes the initial stage in developing the LPR and the supporting evidence including the SA which have been prepared under Regulation 18 of the Town and Country Planning (England) Regulations 2012). The 'interim' stage reflects the need for further evidence to be undertaken that will help to further inform the SA process.
- 1.0.8 The current Issues and Options consultation will inform work to be undertaken on a preferred development strategy which is anticipated to be identified in 2026. This will draw on consultation responses received for this current stage and new evidence that will be prepared to inform the LPR. The SA Report undertaken for the next stage will be key part of the evidence base in terms of the rationale underpinning the preferred development strategy. The preferred development strategy will then be used to inform the Regulation 19 Pre-Submission Plan which is anticipated in 2027. This will also be supported by further updates to the evidence base which will be used to further refine the preferred development strategy and emerging spatial and non-spatial policies.

### **Compliance with the requirements of the SEA Regulations**

- 1.0.9 SA considers and communicates the likely significant effects of an emerging plan, and the reasonable alternatives considered during the plan making process, in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding or mitigating negative effects and maximising positive effects. Through this approach, the SA seeks to maximise the emerging LPR's contribution to sustainable development.
- 1.0.10 An SA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 for the purposes of UK law. SA widens the scope of assessment from focusing generally on environmental issues to explicitly include social and economic issues.
- 1.0.11 The SEA Regulations require that a report is published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The report must then be taken into account, alongside consultation responses, when finalising the plan.
- 1.0.12 The 'likely significant effects on the environment', are those defined as 'including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. Reasonable alternatives to the plan need to take into consideration the objectives for the plan and its geographic scope. The choice of 'reasonable alternatives' is determined by means of a case-by-case assessment and a decision.
- 1.0.13 In addition, national policy is to achieve sustainable development against the backdrop of climate change and diminishing resources. The Council declared a *Climate and Environmental Emergency* in July 2019 which provides further stimulus towards the importance of achieving sustainable development goals and the reduction of carbon emissions.

### **The SA Interim Report**

- 1.0.14 This report presents an appraisal of a series of high-level approaches and alternatives which are currently being evaluated as part of plan development. This is for the benefit of those who may wish to make representations in response to the Regulation 18 stage LPR Issues and Options consultation.

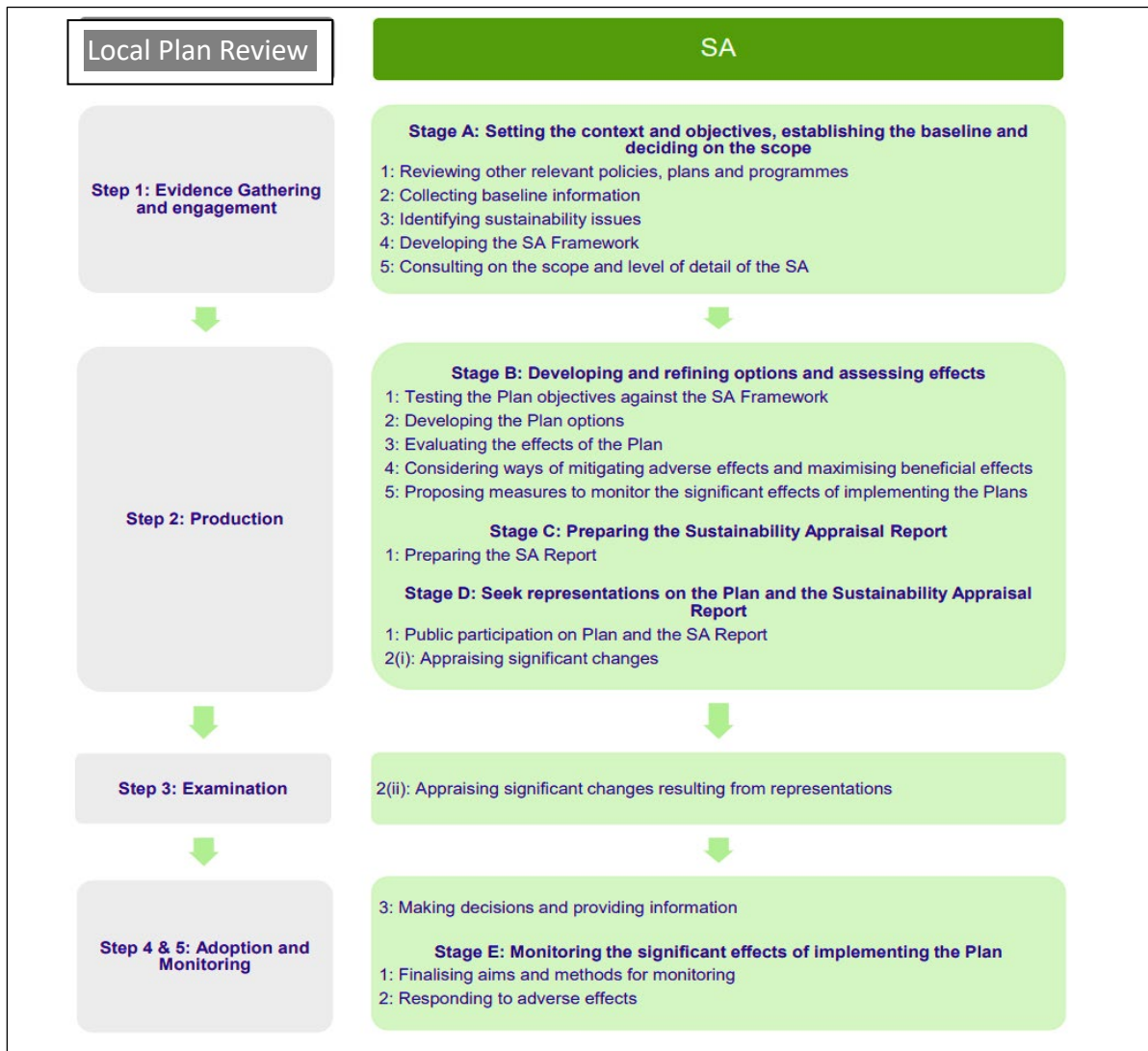
## **2.0 Scope of the appraisal**

- 2.0.1 Figure 1 shows the evolution of the SA assessment process that will be relevant through each of the stages of preparing the LPR. It is important to note that the evolution of the SA is very much an iterative and systematic process whereby previous stages can be revisited and refined. For example, this Interim Report provides an initial assessment of the identified alternatives for scale of housing and employment need, spatial strategy, strategic development options, small and medium site options and non-spatial policy options. Stages B4 (mitigating adverse effects and maximising beneficial effects) and B5 (monitoring the identified effects) have therefore not been considered in this report and will be undertaken for the preferred options.

**Stage A: SA Scoping Report**

2.0.2 The following provides details of the work undertaken to date on the SA Scoping Report. The Scoping stage of SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues and using these to inform the appraisal framework.

*Figure 1: Corresponding Stages in Plan-Making and Sustainability Appraisal*



**Stage A1: Identify Other Relevant Policies, Plans and Programmes**

2.0.3 The Local Plan Review is not prepared in isolation; rather it is prepared within the context of other policies, plans and programmes. Regulations require that the Environmental Report ('the SA Report') describe the relationship of the Plan with other relevant plans and programmes. It should also be consistent with environmental protection legislation and support the attainment of sustainability objectives that have been established at the international, national, and regional/sub-regional levels. A review has therefore been undertaken of other policies, plans, and programmes at the international, national, regional and sub-regional levels that were considered to be relevant to the scope of the LPR.



- 2.0.4 The review of other relevant policies, plans and programmes is presented in Appendix 1 of the SA Scoping Report.

**Stage A2: Collecting baseline information**

- 2.0.5 Information on existing environmental, social and economic conditions in the plan area provides the baseline against which the plan's effects can be assessed in the SA and monitored during the plan's implementation. Baseline information can also be combined with an understanding of the drivers of change that are likely to persist regardless of work being undertaken on the Local Plan Review) in order to understand the likely future sustainability conditions in a scenario where this wouldn't be prepared.
- 2.0.6 Regulations require the SA Report to describe relevant aspects of the current state of the environment and how they are likely to evolve without the plan being prepared. An understanding of this likely future, together with the assessed effects of the plan itself, additionally allows the SA to report on cumulative effects.
- 2.0.7 Regulations require the assessment of effects in relation to the following topics: biodiversity, population, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape, and the inter-relationship between these. Baseline information has therefore been collected in relation to the topics, along with additional sustainability measures covering broader socio-economic issues such as housing, access to services, crime and safety, education and employment. This reflects an integrated approach. Baseline information for the Borough is presented in Appendix 2 of the SA Scoping Report.

**Stage A3: Identifying Sustainability Issues by Theme**

- 2.0.8 The baseline information also allows the identification of existing sustainability issues by theme. Sustainability issues and their likely evolution without the Local Plan Review are detailed in Appendix 3 of the SA Scoping Report.

**Stage A4: Developing the SA Framework and SA Objectives**

- 2.0.9 The relevant sustainability objectives identified by the review of other policies, plans, and programmes together with the key sustainability issues facing Eastleigh Borough, identified by the collection and review of baseline information, has helped to inform the development of a set of sustainability objectives for the SA framework, against which the effects of the plan can be assessed. These objectives also take into account the types of issues that are capable of being affected by the land use planning system.
- 2.0.10 The development of the SA framework is a recognised and established method in which the likely sustainability effects of a plan can be transparently and consistently described, analysed and compared. The SA framework comprises a series of sustainability objectives and decision aiding scoring criteria that are being used to guide the appraisal of spatial and non-spatial alternatives for the purposes of preparing the LPR. The SA framework that has been prepared to assess the proposed spatial and non-spatial alternatives of the LPR is presented in full in Appendix 4 of the SA Scoping Report.

SA Framework Assessment Methodology

- 2.0.11 The SA framework is presented under 14 sustainability objectives covering different themes. Most of the 14 themes include a series of decision-making questions and scoring criteria which have been used for assessing spatial options. Appraisals undertaken of the Local Plan objectives and non-spatial policies have been assessed at a higher level against the SA objectives and do not take the detailed decision-making criteria into account.
- 2.0.12 The assessments have been undertaken with input from various Council specialists where this is deemed to be beneficial for the purpose of covering specific themes (e.g. countryside, landscape, etc.). Whilst an element of subjectivity can be expected in the scoring particularly when it comes to qualitative judgements, close collaborative working amongst areas of the Council has ensured that a robust and consistent approach has been applied throughout the assessment process.
- 2.0.13 The SA assessment process is based on the scoring system that is shown in Table 1. This includes double positive, positive, uncertain, neutral, negative, double negative and nil scoring for the purposes of assessing the predicted sustainability effects. An assessment of these effects will be provided for each of the scoring criteria in matrices for each of the SA objectives. These effects can be presented in various combinations, as appropriate, since a spatial or non-spatial alternative can have a varied range of attributes or constraints which, for example, can result in both positive and negative effects being identified against a particular scoring criterion. For example, part of a site could be at risk of flooding or be covered by sensitive nature conservation designations whilst other parts of the same site, particularly if it has a larger land area, may not be affected by these constraints, therefore resulting in a combination of scores being used for the site assessment when assessed against a particular SA objective sub-criteria (e.g. +/-, ?/+).
- 2.0.14 There is also an opportunity for providing a qualitative commentary on the assessment of the spatial alternatives (i.e. strategic development options, small and medium sites) where this is deemed to be beneficial for adding further context and explanation to the quantitative scoring against the decision-making questions and scoring criteria. The matrices and qualitative summaries for each of the SA objectives also allow for a comparison of each of the spatial and non-spatial alternatives under consideration.
- 2.0.15 With these qualitative considerations that have been built into the appraisal process, it is important to note that the quantitative scores based on the SA objectives and decision aiding criteria are not aggregated for the basis of concluding whether a site is the most or least sustainable on the basis of whether it has the most positive or negative effects, whether by theme or overall. The identified quantitative effects that are based on the scoring system presented in Table 1 should therefore be seen as one of factors alongside qualitative judgements which influence the overall assessments undertaken with the scoring from the matrices to be used as a general guide.

*Table 1: Sustainability Appraisal scoring System*

<i>Symbol</i>	<i>Description of Effect</i>
++	The objective/option/policy is likely to have a significant positive effect on the SA objective(s)
+	The objective/option/policy is likely to have a positive effect on the SA objective(s)

o	The objective/option/policy is likely to have a negligible or no effect on the SA objective(s)
-	The objective/option/policy is likely to have a negative effect on the SA objective(s)
--	The objective/option/policy is likely to have a significant negative effect on the SA objective(s)
?	It is uncertain what effect the objective/option/policy will have on the SA objective(s), due to a lack of information or because a definite judgement cannot be made
+/-	The option/policy is likely to have a mixture of positive and negative effects on the SA objective(s)
n/a	This option/policy is not applicable for the SA assessment

2.0.16 The matrices for each of the SA objectives included in Appendix 4 of the SA Scoping Report include a column which provides further details of an applied methodology where applicable for the purpose of assessing against each of the decision-making criteria where relevant.

#### Application of the SA Scoring System

2.0.17 The matrices for the SA framework in Appendix 4 clearly indicate the instances where the higher level of assessment against the SA objectives applies to the non-spatial alternatives for the purpose of undertaking assessments against the SA scoring system. The Local Plan objectives, development quanta, spatial and non-spatial policy options have also been subject to a higher-level assessment against the SA scoring system, which takes account of the SA objectives and not the detailed SA sub-objective scoring criteria.

#### **Stage A5: Consulting the Consultation Bodies on the Scope of the SA Scoping Report**

2.0.18 Initial consultation on the SA Scoping Report was undertaken by the Council in line with regulatory and best practice guidance in relation to plan making and the associated Sustainability Appraisal process. The statutory consultees' feedback, as appropriate, has been incorporated into the environmental and scoping reports. The feedback provided has helped to strengthen the content of the SA.

2.0.19 In general, the feedback provided shows that the Scoping Report provides an appropriate methodology and framework for the Sustainability Appraisal of the Local Plan. Comments were also received on the content of the SA objectives and how these could be reworded or aligned to be consistent with the phrasing of those in other plans and strategies; the tweaking of or inclusion of additional decision making criteria in the SA framework such as where a topic or theme could be more comprehensively covered; the recommended reference of additional plans and programmes which are relevant to the preparation of the LPR; pointers towards providing additional data and addressing information gaps; and on the methodology for assessing the spatial options against the SA framework with regards to the proposed public transport accessibility mapping (PTAL) and services / facilities mapping data<sup>2</sup>. A summary of the consultation responses is provided in Appendix A of this Interim Report.

<sup>2</sup> Made available by Hampshire County Council, the upper tier authority for Eastleigh Borough

### **3.0 Appraisal of the Local Plan Objectives against SA Objectives**

- 3.0.1 The first stage of the SA process involves a higher-level assessment of the Local Plan objectives against the SA objectives. This helps to ensure that the sustainability benefits are maximised and that the wording of the Local Plan objectives is tightened up where it is felt this could help to maximise opportunities for achieving sustainable development.
- 3.0.2 The draft strategic objectives flow from the NPPF's approach to sustainable development and the Council's Corporate Plan in-order to provide more detail. They have been further informed by the plan's emerging SA objectives and decision aiding criteria. Conversely, draft strategic objectives have also helped to inform the emerging SA objectives and decision aiding criteria. Whilst more detailed than the NPPF and Corporate Plan, they are still intended to be relatively strategic, and not to get into the detail of individual policy approaches.

#### **Local Plan Draft Objectives**

- 3.0.3 The local plan objectives set out the overarching themes to achieve as the Borough evolves as a place. They relate to the needs of:
- people who live, work in or visit the Borough (people of all ages, genders, levels of mobility, ethnicity, etc);
  - the overall communities of the Borough;
  - businesses (across all sectors and sizes);
  - biodiversity (wildlife and plants).
- 3.0.4 These needs relate to the people and businesses in the Borough now. They also relate to the people who may seek to live in, or businesses who may seek to set up in the Borough in the future. They relate to the existing biodiversity and the ability to enhance it in the future.
- 3.0.5 Where relevant, these needs also relate to the potential for impacts or connections outside of the Borough, either in surrounding areas or (in relation to climate change) globally. The objectives inform the preparation of the Local Plan. Draft objectives are suggested below:

#### Climate Change and Environmental Resources

- a. Reducing climate change emissions, to contribute to meeting 'net zero' and adapting to the effects of climate change.
- b. Minimising the use of different resources (e.g. by supporting energy and water efficiency in our buildings, reducing / recycling our waste, re-using vacant buildings), and supporting renewable or low carbon energy.
- c. Optimising the use of land, including through higher density development (see Quality Places).
- d. Minimising pollution and the effects of pollution on people and biodiversity (in terms of air, water, soil and noise conditions), and where possible enhance these environmental conditions.
- e. Avoiding or else reducing the risks from flooding or coastal change, ensuring developments are safe for people.

- f. Avoiding the sterilisation of mineral resources.

Urban Areas / Town Centres

- g. Focussing development in urban areas wherever possible.
- h. Supporting a network of vibrant town, district and local centres / parades, to provide the services people need locally.

Transport

- i. Promoting safe, efficient and sustainable transport for people and businesses (which reduces climate change emissions and pollution on people and biodiversity) by encouraging:
- An increase in:
    - walking and cycling (e.g. by locating more development close to facilities [both existing and new]);
    - public transport use (e.g. by locating more development close to existing services or where it can more easily be served by new services);
    - car sharing;
  - a switch to electric vehicles;
- and by providing attractive routes and facilities for people to these facilities and services.
- A reduction in vehicle use and traffic congestion (through the above measures and by measures to improve traffic management and ease remaining congestion).

Countryside

- j. Conserving and enhancing the countryside in general where possible, recognising its intrinsic character and beauty.
- k. Conserving and enhancing in particular areas of countryside with higher value, for example:
- settlement gaps in-order to protect the individual identity of towns and villages;
  - the undeveloped coast / rivers, trees / woodland and higher value agricultural land;
  - more sensitive landscapes;
  - the neighbouring South Downs National Park;
  - biodiversity (see below for more detail);
  - a linked network of strategic green & blue infrastructure which meets these multiple aims.

### Biodiversity

- l. Conserving and enhancing biodiversity, by protecting designations, habitats and species in accordance with their importance, enhancing habitats and ecology networks across the landscape, and recovering species.

### Quality Places

- m. Conserving, enhancing and creating well designed quality places which are healthy, safe, accessible, distinctive, vibrant and attractive places for all communities and people, which protect and enhance their amenity and provides for the appropriate range of community facilities.
- n. Optimising the use of land by making effective use of:
  - development land (creating higher densities consistent with achieving quality places to support vibrant communities, more services and facilities, and which minimise land take)
  - green spaces (for multiple purposes, e.g. biodiversity, landscape, play / recreation / sport / health, climate change mitigation / adaption, food production, etc).
- o. Supporting the provision of or access to the education, health, cultural and other services and facilities needed to create and support communities.
- p. Conserving, enhancing and adding to the network of amenity spaces, play areas, parks, sports pitches, country parks, allotments, green spaces, and green links / features;
- q. Conserving and enhancing heritage assets in accordance with their importance, supporting their appropriate re-use;
- r. Integrating new development, services and facilities and open spaces to create communities, and integrating with existing communities and with the surrounding countryside (e.g. through clear / permeable / accessible routes for people and careful design / landscaping).

### Homes

- s. Meeting people's needs for new and high quality homes through a mix of different types and sizes of homes to meet needs, including a mix of affordable homes.

### Jobs / Skills

- t. Meeting the needs for a range of business / commercial / education space to support a thriving economy across the range of sectors and ensure all communities and people can access economic opportunities.

Delivery

- u. Support the delivery of the development, infrastructure, enhancements, facilities, services and measures needed to achieve all of the above objectives.

3.0.6 The ideal will be to meet all the objectives. In some cases the objectives might support one other. In others, the objectives might point to adopting different policy approaches or selecting different sites. In such cases the Council will take a decision on the plan to submit for independent examination, informed by national and corporate policy; the evidence; and the results of consultation with local communities and all other interested parties.

**SA Objectives**

3.0.7 For ease of reference, the SA objectives<sup>3</sup> are set out in Table 2. The detailed matrices for the SA framework which are based on the SA objectives and used to appraise proposed sites are shown in Appendix 4 of the SA Scoping Report.

*Table 2: SA objectives (and link to SEA requirements)*

Sustainability Theme	SA Objective	Link to Corporate Plan 2023-26 by theme	SEA Directive Topics
<b>Social</b>			
1. Housing	Provide sufficient quantity and mix of housing to meet identified needs, including affordable and specialist needs	Creating homes and communities	Population
2. Health and Well-Being	Safeguard and improve community health, safety and wellbeing	Enabling a healthier Eastleigh	Population and Human Health
<b>Economic</b>			
3. Economy	Develop a dynamic and diverse economy	Shaping places	Population
4. Transport Accessibility and Connectivity	Reduce road traffic / congestion / emissions by reducing the dependency to travel by car / lorry and providing a range of high-quality sustainable travel choices	Protecting our environment	Population Human Health Air
<b>Environmental</b>			
5. Natural Resources	Protect and conserve natural resources	Protecting our environment	Material Assets Soil Water
6. Pollution	Reduce air, soil, water, light and noise pollution	Protecting our environment	Soil Water Air
7. Climate Change Adaptation	Plan for/adapt to the anticipated levels of climate change including flood risk and climate change	Protecting our environment	Climatic Factors

<sup>3</sup> Post consultation with statutory agencies, spring 2024

Sustainability Theme	SA Objective	Link to Corporate Plan 2023-26 by theme	SEA Directive Topics
8. Climate Change Mitigation	Minimise Eastleigh Borough’s contribution to climate change by reducing its carbon and other greenhouse gas emissions	Protecting our environment	Climatic Factors
9. Waste Management	Manage waste in the following order: prevent; re-use; recycle; other recovery; (disposal)	Protecting our environment	Material Assets
10. Biodiversity and Geodiversity	Protect, enhance and restore biodiversity, mitigating adverse effects; and protect geodiversity	Protecting our environment	Biodiversity Flora Fauna
11. Green Infrastructure, Open Space and Leisure	Protect and enhance the Borough’s multifunctional green and blue infrastructure networks	Protecting our environment	Biodiversity Flora Fauna Human health
12. Landscape and Townscape	Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	Shaping places	Landscape
13. Heritage and Culture	Conserve, enhance and manage the significance of heritage assets, protect the historic environment and support its effective management	Shaping places	Cultural heritage including architectural and archaeological heritage
14. Delivery	Delivery of strategic proposals	As per relevant proposal	As per relevant proposal

3.0.8 Table 1A, Appendix C shows the results of the high-level assessment of the Local Plan objectives against the SA objectives.

**Summary of Appraisal of Local Plan Objectives**

Most of the objectives show the potential for positive effects (+), with some very positive effects (++) also identified. There are also some uncertain (?) and negative (-) effects identified.

The majority of the Local Plan objectives are compatible with the SA objectives. Some of these are considered to have very positive effects although most have been assessed to be positive overall. The Local Plan objectives assessed to have the most very positive effects include those relating to optimising the use of land by making effective use of green spaces for multiple purposes (e.g. for biodiversity landscape, recreation, climate change adaption and food production) and development land (including by supporting appropriately higher densities), reducing climate change emissions, to contribute to meeting ‘net zero; and adapting to climate change, promoting safe, efficient and sustainable transport for people and businesses and conserving and enhancing particular areas of countryside with higher value.



There are numerous uncertain effects and some negative effects which have also been identified. This includes a handful of very negative effects. These relate to those objectives which are mutually incompatible with each other. For example, it is not possible to build large numbers of new homes and to continue protecting all of the Borough's countryside. Even if the Council delivered below its required housing targets, choices would still need to be made on the most suitable areas of the countryside that would be required for development due to the numbers of new homes that are needed.

Very negative effects have also been identified with regards to meeting needs for new and high-quality homes through a mix of different types and meeting the needs for a range of business / commercial / education space to support a thriving economy across the range of sectors in relation to reducing the use of resources. Whilst it is very possible that the very negative effects could be mitigated, it will be impossible to reduce the amount of resources consumed (e.g. sand and gravel aggregates) due the amount of development that will be required to meet identified needs.

3.0.9 The SA needs to assess key themes, and the reasonable alternatives (or options) associated with these themes, against the SA objectives. The non-spatial themes and options have been identified by reviewing:

- The adopted Local Plan's:
  - strategic policies: to ensure all themes are covered.
  - development management policies: to ensure all additional key themes are covered.
- The assessment of non-spatial themes and options which was undertaken for the adopted plan's issues and options SA report.
- The emerging SA draft assessment criteria for the Local Plan Review (2023).

3.0.10 All key themes are assessed (whether or not they have reasonable alternatives). The themes which do not have reasonable alternatives are generally those already established by national policy. The assessment focuses on the key themes, rather than detailed points of policy / precise wording. The non-site themes can be divided into 3 categories:

- Development Quanta
- Spatial Themes
- Policy Themes

3.0.11 The themes, and their reasonable alternatives, are assessed against the SA objectives below.

## **4.0 SA Development Need and Provision Scenarios**

### **Development need and provision**

4.0.1 The National Planning Policy Framework (NPPF) states that, as a minimum, plans should provide for the objectively assessed needs for housing and other uses, as well as unmet needs from surrounding areas, unless there are strong reasons for not doing so (para 11). Strategic policies should make sufficient provision for housing, employment, retail, leisure and other commercial development (para. 20); and should look ahead a minimum of 15 years from adoption (para 22). Eastleigh's Local Plan is scheduled to be adopted in 2029, meaning the plan should look to 2044.

Housing

- 4.0.2 The Government’s standard method for assessing housing need currently identifies a need for Eastleigh Borough to provide 902 dwellings annually<sup>4</sup>. This figure is updated annually.
- 4.0.3 The NPPF explains that this figure is an advisory starting point. There may be exceptional circumstances relating to the particular demographics of the area which justify an alternative approach to assessing need (para 61). Plans should establish a housing requirement which shows the extent to which the identified housing need (and any unmet need from surrounding areas) can be met (para 67). From the point of adoption, plans should identify specific / deliverable sites for the first 5 years, specific / developable sites or broad locations for growth for years 6 – 10, and where possible for years 11 – 15 (para 69).
- 4.0.4 The Council is not currently aware of any clear evidence of exceptional demographic circumstances in the Borough which would justify a higher or lower need than that set out in the standard method. Table X below illustrates, for example, that the age profile of the populations of the Borough and of England are very similar.

*Table 3: Population by Age*

<i>Age band</i>	<i>Eastleigh %</i>	<i>England %</i>	<i>Difference % (rounded)</i>
Aged 4 years and under	5.6	5.4	0.1
Aged 5 to 9 years	6.3	5.9	0.3
Aged 10 to 15 years	7.3	7.2	0.1
Aged 16 to 19 years	3.9	4.6	-0.6
Aged 20 to 24 years	4.7	6.0	-1.3
Aged 25 to 34 years	13.1	13.6	-0.5
Aged 35 to 49 years	19.9	19.4	0.4
Aged 50 to 64 years	19.8	19.4	0.4
Aged 65 to 74 years	10.3	9.8	0.4
Aged 75 to 84 years	6.5	6.1	0.4
Aged 85 years and over	2.7	2.4	0.3

*Source: 2021 Census*

**Needs relating to Southampton Housing Market Area**

- 4.0.5 It is worth noting that the Partnership for South Hampshire (PfSH) Spatial Position Statement (SPS, 2023) identifies, based on the supporting employment study (referenced below), that there is significant headroom in the standard method housing figures to accommodate substantially more jobs than the employment forecasts suggest are needed. This means that any significant additional economic investment (e.g. in relation to the Port or Freeport) would not necessarily increase the need for housing.
- 4.0.6 The PfSH SPS identifies that across the Southampton Housing Market Area (HMA) to 2036 there are unmet needs arising from the New Forest. Eastleigh forms part of the Southampton HMA. Over the longer term there are also likely to be unmet needs arising from Southampton. There is no indication at this stage of unmet needs arising from other parts of the HMA. It is not yet possible to definitively quantify the level of unmet need over

<sup>4</sup> This figure is 18,040 dwellings, under the version of NPPF currently at consultation (October 2024)

the whole plan period. However, it is likely that there will be unmet needs. Therefore, the Eastleigh Local Plan Review should consider the extent to which it can meet some of this unmet need - this position will need to be kept under review. The extent to which housing needs (including unmet needs) can be met in the Borough by identifying sites / locations over 5, 10 and 15 years, will be tested through the plan making process. At this stage there is no evidence to point to the extent to which the Borough can or cannot meet these needs. The higher and lower options below simply test a 20% increase / decrease in provision. Their purpose is to assess at an early stage the general effects of higher and lower growth. They are not intended to indicate absolute maximum or minimum options. The central option is based on the Government’s standard method. Based on this, the housing need translates to seeking to accommodate 18,040 dwellings over the plan period (2024 – 2044). Approximately 6,308 of these dwellings are already permitted, allocated, or can be accommodated within urban areas.

Table 4: Development Quantum Options: Housing

Option	Basis	Dwellings / annum (NPPF 2024)	Total dwellings (2024 – 2044)
High	SM +20%	1,082	21,640
Central	Standard Method	902	18,040
Low	SM -20%	722	14,440

Gypsies and Travellers

4.0.7 The Council will undertake an assessment of needs in accordance with the latest Government guidance, in consultation with these communities. Table 1B, Appendix C shows the results of the high-level appraisal of Scale of Housing Need options.

**Summary of Appraisal of Scale of Housing Need options**

*Standard Method scale of housing need*

Whilst increasing housing supply in the Borough, in accordance with the Standard Method scale of housing need, can place pressure on environmental SA Objectives such as Biodiversity, Pollution and Landscape / Townscape, accurate effects remain unclear until more is known about exact locations for proposed development. On the plus side however, meeting housing need would improve access to affordable homes and, in general, increase the labour pool, which are positive outcomes for socio-economic objectives such as Housing, Community and Economy.

*Standard Method of housing need - 20% increase*

Accommodating 20% more than the Standard Method housing need would show mixed sustainability outcomes. Whilst it would perform very well against Housing and Economy objectives, potentially providing more homes for first-time buyers and families, there could be issues around ensuring sufficient infrastructure and therefore social cohesion (Community Health) and it would put greater strain and uncertainty upon environmental outcomes, notably Natural Resources and Biodiversity – at least as long as suitable mitigation is not identified. A higher population, resulting from the housing increase, could boost the local economy through increased demand for goods, services, and also aid the vitality and viability of town, district and local centres within the Borough, increasing demand for retail, leisure, and cultural activities.

*Standard Method of housing need – 20% reduction*

Accommodating 20% less housing than the Standard Method scale of housing need in the Borough could exacerbate housing affordability (Housing objective). Reducing housing provision by 20% would nevertheless lessen the pressure on sensitive habitats, reducing its loss, and fragmentation (Biodiversity objective). It would also help maintain the integrity of the Borough's countryside gaps between settlements.

*Outcomes*

Whilst there is no optimal outcome, the scenarios envisage two scales of growth either side of a median quantum.

20% more housing would result in greater loss of habitats and, potentially, water quality under the Biodiversity and Pollution objectives respectively whilst, in general, increasing requirements for infrastructure. 20% less housing meanwhile would – conversely - reduce the potential for environmental degradation.

Increased housing supply by 20% would further ease affordability of homes issues, providing more people greater access. However, under the Community objective it could also lead to a loss, in some areas of the Borough, of local distinctiveness. Conversely, reducing housing supply by 20% could worsen affordability under the Housing objective.

Under the Economy objective, building 20% more housing could further stimulate local growth through construction jobs, higher demand for local services, and increased spending. Such a quantum of growth could however put a strain on achieving sustainable outcomes under criteria such as Transport / Accessibility, whereby commensurate improvements in provision of public transport, facilities and services would be required. Conversely, limiting housing need by 20% could stunt economic growth and exacerbate the potential for housing shortages - which decreases affordability, with negative spin-offs for the local economy and workforce availability.

On the basis of the above, it is thus evident that striking some sort of balance, around a central scenario for housing growth, would appear to lead to outcomes that can both safeguard the local environment whilst also allowing benefits to flow in terms of housing affordability, important for the younger generations, and the local economy, given the imperative of growth at a national level.

Employment

4.0.8 The PfSH Spatial Position Statement (2023) (paras. 6.43 – 6.55) refers to the PfSH Economic, Employment and Commercial Needs (including logistics) Study (2021). This sets out the need for office and industrial space across South Hampshire to 2040, recognising that the office need is 'aspirational'. The Statement explains that the study:

- identifies that sufficient land is already allocated to meet needs (although in some cases strategic infrastructure will be required to deliver sites).
- individual Councils will consider employment needs, taking account of any losses.
- recommends Councils consider the need for up to 5 additional sites for larger warehouses across South Hampshire, each of 8 – 10 hectares in size. PfSH consider there are no sites which meet the criteria and Councils will need to consider planning applications as they come forward.

4.0.9 The Statement recognises the designation of the Solent Freeport, part of a network of national economic importance. The Solent Freeport is estimated to generate 50,000 new direct and indirect jobs across the sub-region and includes land allocations (policies E7 and E9) east of Eastleigh.

4.0.10 The PfSH Statement of Common Ground (SoCG) (2023) sets out for each Council area the need identified by the Study and the current supply. The position for Eastleigh is as follows:

Table 5: Employment Need and Supply to 2040

	<i>Need (2019 – 2040)</i>	<i>Supply (2022 – 2040)</i>	<i>Balance</i>
Offices	95,805 sq m	92,662 sq m	-3,143 sq m
Industrial	9.9 ha	45.1 ha	+35.2 ha

4.0.11 The table indicates that for offices the need and supply is broadly in balance (with a small deficit), and that for industrial there is a significant surplus. However, the supply position needs to be assessed further, to consider any losses and deliverability.

4.0.12 The study recognises that the office need figure is aspirational. The PfSH Statement seeks to focus growth in existing urban areas ('cities and towns' first) (SPS1). The study identified an office need for Southampton of 60,959 sq m, lower than for Eastleigh. Reflecting this, the draft Southampton Local Plan (2022) has consulted on an option to increase Southampton's office target to 78,000 sq m. This increase, of 18,000 sq m, could be used to reduce Eastleigh's target accordingly.

4.0.13 For these reasons it is considered that increasing Eastleigh's office need target would not be a reasonable alternative. The options to be assessed should be the PfSH study's need figure, and an 18,000 sq m reduction in that figure.

4.0.14 The industrial need figure excludes the need for up to 5 sites for strategic warehousing 'in highly accessible locations' across South Hampshire. Therefore, in addition to this need figure, a higher option for industrial need is assessed, increased by 10 hectares, to reflect the provision of one such site in the Borough.

4.0.15 As with the housing need figures, the aim is simply to assess the general effects of different levels of growth. The Council intends to update its assessment of employment needs for the 'pre-submission plan'. At present whilst, in broad terms, there is sufficient supply within the Borough (at least until 2040), this needs to be tested further. Therefore, the extent to which the need figures can be accommodated in the Borough will be assessed further.

4.0.16 The Plan considers needs until 2044. Need figures illustrated have so far been rebased from 2023 to 2044 on a pro-rata basis, a 21-year period.

Table 6: Development Quantum Options: Employment

<i>Scenario</i>	<i>Office need 2023-44</i>		<i>Industrial need 2023-44</i>	
<i>High</i>		N/A	Central increased by 10 ha	19.9 ha
<i>Central</i>	PfSH study	95,805 sq m	PfSH study	9.9 ha
<i>Low</i>	Central reduced by 18,000 sq m	77,805 sq m		N/A

Table 1C, Appendix C shows the results of the high-level assessment of Scale of Housing Need options against the SA objectives.

### **Summary of Appraisal of Scale of Employment Land Need options**

#### *Office floorspace*

Table 1C, Appendix C, shows that the most positive effects to be achieved through the Central Scenario for new office space would be under the Economy objective. Negative effects, meanwhile, have also been identified in relation to this option with regards to the Sustainable Transport / Accessibility objective since existing and new residents may need to travel further - perhaps from outside of the Borough - for employment opportunities.

#### *Industrial land*

The highest number of significantly positive effects have been identified in relation to the High Scenario. This level of industrial floorspace would perform well under the Economy objective as it allows for the delivery of strategic proposals. However, a number of negative effects have also been identified in the domains of Natural Resources, Pollution, Biodiversity and Landscapes / Townscapes. In terms of the Central Scenario there would be fewer positive and negative effects overall. There would also be a number of uncertain effects.

#### *Outcomes on provision of employment land*

As regards office space seeking to meet the Central Scenario would be positive for the Borough, particularly under the Economy objective. The Low Scenario would perform better as regards Sustainable Transport / Accessibility, since congestion and emissions would be reduced. Environmental parameters such as Biodiversity would also be aided. In terms of provision of industrial land the High Scenario, whilst aiding the local economy, would perform worse than the Central Scenario across a palette of environmental objectives.

## **5.0 SA Spatial Themes and Options**

### **What should our approach be to the overall scale and location of development in the Borough?**

- 5.0.1 There is a significant need for new homes, business space, and supporting facilities in the Borough, and there are significant needs in the surrounding area (connected with Eastleigh) which are unlikely to be met in those areas. People often look to buy or rent a home across a wider area, and so these needs could potentially be met in Eastleigh Borough along with other nearby areas.
- 5.0.2 Government policy states that we should consider needs from our and the wider area, for 15 years from the adoption of the local plan (in our case, through to 2044). These needs should be met unless there are strong reasons not to<sup>5</sup>.
- 5.0.3 Based on the need for new homes relating specifically to Eastleigh Borough alone, there is a need to consider whether we can accommodate 18,040<sup>6</sup> new homes (2024 – 2044). Based on our initial estimates we can accommodate around 6,308 of these homes on urban / other existing sites.

<sup>5</sup> NPPF 'Presumption in favour of sustainable development'.

<sup>6</sup> 12,900 under NPPF (2023) in the event this remains the latest reference version at the time of Issues & Options (Reg18) publication

- 5.0.4 This still leaves the need to consider whether we can accommodate 11,732 new homes<sup>7</sup> on new greenfield sites to meet the needs specifically related to Eastleigh Borough, and to consider whether we can contribute to meeting some of the unmet needs from the wider connected area.
- 5.0.5 Government policy explains that we need to plan to meet these needs unless there are strong reasons not to. Their policy explains that these strong reasons could relate to:
- Protecting (inter)nationally recognised areas. These include, for example, biodiversity and heritage designations, National Parks (such as the South Downs), or areas at risk of flooding.
  - Significant adverse impacts in relation to other aspects of their national policy. These include a wide range of considerations, which are broadly reflected in many of the proposed objectives above. These include for example transport and the intrinsic value of the countryside.
- 5.0.6 These considerations affect the overall scale of new homes which can be provided, and where they should be located. They also affect how these new homes should be delivered (for example, to create communities with jobs, facilities, infrastructure and green spaces).
- 5.0.7 National Government sets the overall approach and local Councils - working with local communities and experts - decide how to implement this approach locally. An independent Local Plan Inspector will then consider whether this local approach is reasonable, set against the national policy.
- 5.0.8 Given the scale of the need for new homes to consider in the Borough, all the options for new greenfield development should be carefully considered against the overall approach set by national policy. At this early stage in local plan preparation, the Council does not consider there is one target for the number of new homes, and for other development, which is 'right or wrong'. In order to understand how much of the need for new homes can be accommodated in the Borough, and where they should be located, the underlying task is to consider how the Borough can evolve as a place to ensure a good quality of life for everyone.
- 5.0.9 This means planning for significantly more homes and business space, to meet everyone's need for a home of their own and a job. It also means putting these homes in places where important countryside and green spaces for people and wildlife can be protected and created, communities can be created (with local jobs and facilities), people can travel around easily when they need to, that air quality is enhanced and climate change emissions reduced.

## **5.1 Synthesis of Key Locational Principles**

- 5.1.1 The decisions on where to locate development should be informed by the following key principles. These principles may pull in different directions, and decisions will need to take a balanced approach.

### Urban Areas

- 5.1.2 Focus development on previously developed land within settlements first where possible.

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<sup>7</sup> Residual of 6,592 on greenfield land under NPPF (2023)

*Commentary*

- 5.1.3 This principle protects more countryside, and locates more people within reach of existing services, facilities, jobs and infrastructure within settlements. The principle reflects NPPF, section 11 *Making Effective Use of Land*.

Transport / Accessibility to Key Destinations / Local Facilities

- 5.1.4 Ensuring an efficient and safe transport system which enables people and businesses to get to where they need to. Reducing negative effects such as congestion, local pollution, and 'greenhouse gas' emissions (contributing to the transition to carbon 'net zero'). Achieve these aims by:

- Reducing the need to travel
- Locating development in closer proximity to a wider range of key destinations (town centres, retail / leisure / employment destinations)
- Promoting walking, cycling and public transport
- Locating development so that it is served by, or can be served by and support new, attractive public transport, cycling (and walking) routes to a wider range of key destinations
- Creating 'walkable' communities - of a scale to support a range of new local facilities (services, employment and sustainable transport), in a location which has the ability to create a cohesive place (with attractive walking / cycling connections from individual neighbourhoods to these local facilities)
- Reducing / managing remaining traffic congestion
- Locating development where there is the potential to put in place road-based measures to maintain a smoother the flow of traffic.

*Commentary*

- 5.1.5 Reducing the need to travel and promoting walking / cycling / public transport (rather than car use) will contribute to an efficient transport system and reduce the negative effects of transport. Locating development closer to destinations reduces the need to travel and supports the vitality of town centres. Locating development close to public transport routes encourages travel by this means. Creating communities of a scale which can support a range of local facilities near to where people live encourages walking and cycling. Optimising the density of development plays an important role. Increasing the density of development closer to public transport routes and facilities puts more people within reach of them which encourages their use and supports their vitality.

- 5.1.6 Traffic congestion leads to delays and an inefficient transport system, and also exacerbates the negative / polluting effects of transport. This has been mapped, to illustrate bi-directional flows, at both AM and PM peak periods<sup>8</sup>. The approach to reduce the need to travel and promote walking / cycling travel, will reduce future levels of congestion. The remaining congestion needs to be managed where possible. These principles focus primarily on locational factors, and reflect NPPF paragraphs:

- 73 – consideration of larger scale communities;

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<sup>8</sup> Owing to size, congestion mapping is provided as a link, on the same webpage as the Issues & Options consultation documentation



- 86 - 91 – ensuring the vitality of town centres;
  - 92 – 96 / 130 – achieving healthy and inclusive places with a mix of development to support strong local facilities / transport;
  - 104 – 113 – promoting sustainable transport;
  - 119 – 125 – making effective use of land;
  - 152 / 154 – supporting the transition to a low carbon future.
- 5.1.7 Other planning and non-planning measures also play an important (for example to encourage home working, design attractive walking / cycle / public transport routes / facilities, support electric vehicle charging, manage parking provision, create travel plans, financially support public transport services, etc).
- 5.1.8 One of the biggest transport challenges is to ensure the sector contributes to achieving net zero carbon emissions by 2050. The move towards a combination of both electric vehicles and zero carbon electricity will play a major role. However, there is still a major shift required to achieve this, along with a need to reduce vehicle traffic.

#### Protection and enhancement of countryside and greenspaces

- 5.1.9 Recognising that the countryside and green spaces meet a range of needs, ensuring the most important areas of countryside are protected and enhanced, steering development to the areas with least environmental and amenity value, by:
- Protecting and enhancing biodiversity across the Borough - protecting biodiversity designations, priority habitats and species, in accordance with national policy and legislation and ensuring that development is located to facilitate strategic biodiversity net gain across the area.
  - Protecting the identity and character of distinct settlements, especially the protection of important settlement gaps.
  - Protecting valued landscapes, recognising the intrinsic beauty and value of the countryside and the character of the undeveloped coast.
  - Protecting the nearby South Downs National Park.
  - Protecting the highest quality agricultural land, and valued geology / soils.
  - Minimising the loss of public open space (or appropriately re-provision it).

#### *Commentary*

- 5.1.10 It is important to plan for development needs by creating well designed communities and neighbourhoods, whilst protecting and enhancing the countryside and green spaces. All of these factors make an important contribution to the overall quality of the Borough as a place. It is important to protect and enhance each of the designations set out above in their own right, wherever possible. There is also a balance to be struck between the need for new communities and the need for countryside / green spaces. This means the relative importance of each area of countryside needs to be considered. It also means that land should be used effectively. This includes making effective use of development land (e.g. optimising densities, supporting mixed / shared uses, to reduce development on green fields and to support transport / accessibility objectives). It also includes maximising the benefits from countryside / green spaces (so that where possible, they meet multiple 'green' objectives).

- 5.1.11 It is important to protect biodiversity designations appropriately, in accordance with national policy / legislation. It is also important to meet new statutory requirements to achieve biodiversity net gain. At a strategic level, informed by the Council’s assessments and the emerging Local Nature Recovery Strategy, this is likely to involve considering the areas and ecology networks with the most potential to achieve biodiversity net gain, and how developments in these areas can be located, designed and implemented to achieve these biodiversity gains.
- 5.1.12 National policy recognises the intrinsic beauty and value of the countryside. The Borough (and wider South Hampshire area) consists of a network of cities, towns and villages often in proximity to each other. The countryside in between these settlements, the designated ‘settlement gaps, have an intrinsic value in protecting the distinct identity of individual settlements. Whilst there are no designated landscapes within the Borough, some areas have a higher landscape value. Given the need for new homes and jobs it will not be possible to protect all areas of countryside. However, these countryside issues should be taken into account in considering where development should be located. For example, the South Downs National Park lies close to the north-east of the Borough. Meanwhile, the highest quality agricultural land is important for food supply. NPPF paragraphs:
- 98 – 102 – protection of open spaces, including Local Green Spaces;
  - 174 – 182 – conservation and enhancement of the natural environment (including landscapes, biodiversity, national parks, higher quality agricultural land, the undeveloped coast, recognising the intrinsic beauty / value of the countryside).

#### Managing Wider Heritage and Environmental Issues

##### 5.1.13 Locating development to:

- Conserve and enhance designated and undesignated heritage assets in accordance with national policy;
- Take account of ability to re-use previously developed land in rural areas;
- Manage flood risk and any areas of coastal change, including by steering development away from the areas of higher risk;
- Minimise pollution (air, water, soil, noise, light) - minimising the contribution of development to pollution, including the cumulative effects of development (e.g. on air quality); minimise the extent to which development is affected by pollution; ensuring development avoids areas with poor ground conditions / land stability / contamination and that it does not sterilise mineral resources.

#### *Commentary*

- 5.1.14 In addition to biodiversity, the countryside and green spaces, it is important to manage the relationship between development and a range of broader environmental issues. Heritage assets are irreplaceable and should be conserved relative to their significance in accordance with national policy. The areas at risk of flooding are predicted to increase with climate change, and development should be steered away from these areas where possible. Development can be located to minimise pollution, particularly in relation to promoting sustainable travel patterns; and can also be located to avoid the effects of pollution. A number of areas contain mineral resources, and one site in the Borough (at Hamble) is allocated for mineral extraction. NPPF paragraphs:

- 119 – making use of previously developed land
- 152, 154, 159, 162, 171 – 173 – reducing vulnerability from climate change, directing development away from areas of higher flood risk or vulnerable to coastal change.
- 174 – preventing development from contributing to or being affected by pollution (soil, air, water, noise) or land stability, where possible improving local environmental conditions, mediating / mitigating despoiled / degraded land.
- 183, 185 – ensuring site is suitable taking account of ground conditions and risks from instability / contamination, taking account of the effects of pollution on health / living conditions / natural environment.
- 189, 190, 199 – 203 – conserving and enhancing the historic environment, recognising that heritage assets are irreplaceable and should be conserved relative to their significance.

### Delivery

5.1.15 Ensuring development sites are delivered successfully, by ensuring sites are:

- Available
- Viable for their intended use, including for example that employment areas meet the locational requirements for businesses
- Served by adequate infrastructure

### *Commentary*

5.1.16 There should be a reasonable prospect that the development and the supporting infrastructure needed is capable of delivery. This should take into account the likely availability of the land, the viability of the development incorporating infrastructure costs, and broader delivery issues (e.g. engineering design, policy requirements, etc). NPPF paragraphs:

- 16 – Plans should be prepared positively to be deliverable and aspirational.
- 34 – Plans should set out the contributions expected from development and ensure they do not undermine the deliverability of the plan.
- 68 – Plans should identify a supply of housing with specific deliverable sites for years 1 – 5; and specific developable sites or broad locations for years 6 – 10 and where possible 11 – 15.

## **5.2 Sustainability Appraisal of Spatial Options**

5.2.1 The NPPF (2023) supports town centres (section 7), explains that significant development should be focussed on locations which do or will be able to offer a choice of modes of transport and reduce the need to travel (section 9), and seeks a significant uplift in the average density of residential development in town centres and other locations well served by public transport.

5.2.2 More broadly it states that substantial weight should be given to the re-use of brownfield land and that effective use should be made of land (section 11). The NPPF also aims to protect and enhance valued landscapes and biodiversity, recognising the intrinsic character and beauty of the countryside (section 15).

- 5.2.3 The PfSH Spatial Position Statement (2023) sets out similar themes. Plans should focus growth in urban areas and other locations that will support a Sustainable Transport / Accessibility; protect and enhance biodiversity, consider the need for settlement gaps, protect the best agricultural land and deliver green and blue infrastructure (SPS1).
- 5.2.4 The Local Plan’s overall approach should therefore be to focus growth on town centres and urban areas wherever possible and protect the most important characteristics of the countryside. This approach will put more people within reach of jobs, facilities, services and public transport (reducing the need to travel and encouraging sustainable travel) and do the most to protect the countryside.
- 5.2.5 The Borough is a compact area within the wider South Hampshire area. The Borough and its surrounds are characterised by a network of interconnected cities, towns and other settlements, of ecology and countryside. Therefore, it is considered that the starting point for assessment, at the ‘issues and options’ stage, should be the individual sites and areas. An assessment at this more detailed geography will best reflect the mosaic of considerations across the Borough. This assessment will create a strong foundation to identify different combinations of sites and areas to create alternative Borough wide spatial development strategies. These will then be assessed further after the ‘issues and options’ stage in-order to understand the cumulative effects of development. At this ‘issues and options’ stage the focus is therefore on the preliminary assessment of individual sites and areas.
- 5.2.6 However, within the overall spatial approach, there are some general / conceptual spatial options and concepts that can usefully be assessed now:

- |   |
|---|
| <ul style="list-style-type: none"><li>o Approach to Urban Development</li><li>o Approach to Greenfield Development</li><li>o Industrial and Town Centre options</li></ul> |
|---|

Approach to urban development

- 5.2.7 The NPPF supports a focus on the use of brownfield land within settlements through its overall aims, with references to: sustainable development, making effective use of land (para. 8), promoting a sustainable pattern of development (para. 11), promoting sustainable transport (section 9), and conserving and enhancing the natural environment (section 15). In addition, section 11 (making effective use of land) includes more specific references: having a clear strategy to meet needs that makes as much use as possible of previously developed / urban land (para. 123) and giving substantial weight to brownfield land (para. 124).
- 5.2.8 Section 11 includes a section on achieving appropriate densities, with the aim of making efficient use of land taking account of factors such as the need for different types of housing, market conditions, the capacity / ability to improve infrastructure / services, the character of the area / regeneration, and securing beautiful places (para. 128). Densities should be optimised to meet as much of the housing need as possible. There should be minimum densities in town centres and other locations well served by public transport, with a significant uplift unless there are strong reasons why this would be inappropriate. A range of minimum densities should be considered elsewhere, reflecting potential / accessibility. Character area appraisals can help (para. 129). Significant uplifts in existing urban areas may be inappropriate if it is wholly out of character with the existing area, this should be evidenced through an authority wide design code in the development plan (para. 130).

- 5.2.9 The adopted local plan reflects the NPPF’s overall aims. It focuses development first on suitable brownfield sites within existing settlements (in the strategy for new development), seeks to optimise the densities of new development (policy S1), applies a presumption in favour of development within urban areas (policy S2), focuses housing development on urban areas where possible (policy S3), supports a regeneration of Eastleigh town centre and the adjacent renaissance quarter (policies S4, E3 and E4) and seeks a minimum density of 40 dwellings per hectare in urban areas (policy 23).
- 5.2.10 Where higher densities are achieved this will reduce the number / extent of new development sites needed in the countryside. It will also help put more people within reach of more facilities and public transport services, which will encourage walking / cycling / the use of public transport and support the viability of these facilities / services (and the vibrancy of the overall town, district and local centres). The densities achieved also need to be consistent with delivering high quality places.
- 5.2.11 The options below are all based on continued support for additional growth on the ‘brownfield’ sites which become available in urban areas, with a focus on the highest density growth in and around Eastleigh town centre. The options focus on the scale of density uplift in different locations, and the range of sites supported. Options:
- In and around Eastleigh town centre:*
- I – Specify minimum densities higher than 40 dwellings per hectare and continue with the scale of density uplift already achieved, for example on the Post Office site, north of the park, etc
  - II - Increase the density uplift achieved
  - III - For either of the above, support the redevelopment / re-use of industrial and office areas in or close to the town centre for residential led high density development
- Other Urban Areas:*
- I - Continue with the scale of density uplift already achieved (e.g. a modest uplift where appropriate).
  - II - Increase the density uplift achieved
  - III - Increase the density uplift achieved in or close to district centres
- 5.2.12 In light of the approach set out in the NPPF, options based on less urban growth or lower densities than currently achieved are not considered to be reasonable alternatives. Table 2A, Appendix C shows the results of appraisal of urban development options against the SA objectives.

#### **Summary of Appraisal of Urban Development options**

The options are all based on continued support for additional growth on the ‘brownfield’ sites which become available in urban areas, with a focus on the highest density growth in and around Eastleigh town centre. The options focus on the scale of density uplift in different locations, and the range of sites supported.

*In and around Eastleigh town centre*

Appraisal of increasing housing densities to greater than 40 dwellings per hectare (Option I) and increasing densities anyway in the town centre (Option II) both score very positively under SA objectives such as Economy and Sustainable Transport / Accessibility since concentrating an increased number of households in the town centre would raise both economic spend, help to support town centre resilience, as well as reducing travel emissions / congestion and encouraging modal shift to public or active transport, because people would be much closer to facilities / services / employment in general and to public transport services in particular. Option I increases such benefits even further, depending on the degree of density uplift that could be achieved across the town centre – albeit the degree of benefit is unknown at such an early stage of the plan-making process. In addition, increasing housing densities in Eastleigh town centre under either option would mean reducing greenfield land-take in more rural areas, with positive spin-offs for objectives such as Biodiversity – this clearly increasing in the event an uplift in town centre densities could be widely achieved.

Option III, which would envisage converting town centre business and office premises to residential also performs well in sustainability terms, albeit it is somewhat discrete as an option compared to the other two in terms of how such outcomes are realised – more often on an *ad hoc* basis. With this option the degree of uncertainty also increases as a result. No highly negative effects are noted for any of the outcomes, although with options I and II an overall increase in town centre densities might have negative effects under the Community Health (access to greenspace) and Pollution objectives (noise / air quality).

Economically, outcomes are uncertain: whilst there is a risk to losing industrial and office space in the town centre, it is known that sub-regional forecasting downplays the need for office space across South Hampshire and, in Eastleigh in particular. As regards industrial space, local, policy-led prospects for provision of this are good in terms of land North-East of the Airport, associated with Solent Freeport.

*Other urban areas in the Borough*

As regards other urban areas in the Borough whilst Option I - continuing with existing densities achieved – performs reasonably well in sustainability terms it is with Options II and III that sustainability outcomes are improved. In principle, as with increasing housing densities in Eastleigh town centre, doing likewise in the vicinity of other district centres would lead to very positive outcomes for resilience of the Economy in district centres and reduce travel emissions / congestion for facilities / services / employment, consequently increasing the opportunities for a Sustainable Transport / Accessibility.

Once again, as with Eastleigh town centre, increasing urban housing would have positive spin-offs for retain higher levels of Biodiversity in rural parts of the Borough. No highly negative effects are noted for any of the outcomes, although with options II and III especially an overall increase in urban densities might have negative effects under the Community Health (access to greenspace) and Pollution objectives (noise / air quality) – perhaps more contained where densities are highest closest to service / transport nodes (option III) since, as mentioned, this could *inter alia*, lead to modal shift.

*Outcomes on urban development options*

There appears to be an accrual of sustainability benefits for options, be they in Eastleigh town centre or borough-wide, that seek to increase housing densities in urban areas. Such an approach would be positive for local economies and increase opportunities for active travel and that reducing vehicular congestion and emissions, especially either in Eastleigh town centre or in

proximity to district centres and transport hubs elsewhere. Appraisal nonetheless hints at caution as regards elevating densities too high locally, owing to the potential for negative effects upon Community Health.

#### Approach to Greenfield Development

- 5.2.13 Development will be focussed first in existing urban areas wherever possible. However, there is still likely to be a need for significant new greenfield development. Such development could take a number of formats. The NPPF recognises that large numbers of homes can often be best planned for through larger scale development such as new settlements or significant urban extensions, where these are well located and supported by the necessary infrastructure and facilities to create sustainable communities with a choice of transport modes, services and employment (para. 74).
- 5.2.14 The NPPF also recognises that small and medium sites can make an important contribution by providing a choice of sites which can be delivered relatively quickly. Plans should meet at least 10% of their requirement on sites smaller than 1 hectare, unless there are strong reasons not to (para. 70).
- 5.2.15 The suitability of different specific larger and smaller site in the Borough is likely to depend primarily on the location of the site, and this is covered by the assessment of individual sites. The conceptual options below are identified simply to enable a ‘broad brush’ assessment of different approaches.
- 5.2.16 Focussing most new greenfield development on larger developments is likely to support the creation of new communities supported by more services, facilities and infrastructure. These may serve adjacent existing communities which are currently under provided for. A focus on larger developments may also generate more development impacts in specific parts of the Borough, and mean the plan is relying on the delivery of a few key sites.
- 5.2.17 Focussing new greenfield development on smaller sites would mean the plan would be based on a greater range of sites, which is likely to support delivery. It would enable any good smaller sites to be developed. It is more likely to spread development impacts around the Borough. Smaller developments are less likely to support new community services, facilities and infrastructure (although might connect well to existing such facilities).
- 5.2.18 Whilst the actual densities may be different, the issues to consider in relation to densities are the same as for urban sites. Higher densities will make effective use of land and so reduce the need for additional greenfield sites. It will also help support the provision of new facilities and services, particularly on larger sites, encouraging walking, cycling and the use of public transport. The densities achieved also need to be consistent with delivering high quality places, including integration with the wider countryside. Options:
- 5.2.19 Focus most new greenfield development on:
- I – Larger sites: small number
  - II – Smaller sites: large number, same total at the end
  - III – a mix of larger and smaller sites.

## Densities

5.2.20 The Borough offers a mix of suburban and small-town development. There is an opportunity to increase densities, but this must be realised in a careful way, such that over-dense development does not appear incongruous. Equally there are some opportunities for more spacious neighbourhoods, with less in the way of vertical development. A possible route is to identify higher densities on large sites and reduced densities on smaller sites, so as not to create too much high-density development on settlement peripheries. Options on density:

I – Continue to develop at the densities currently achieved on greenfield sites

II – Achieve a modest uplift of the densities compared to what is currently achieved across all green field sites

III – In addition to achieving a modest uplift across all green field sites, achieve a higher uplift on those sites / parts of sites closest to facilities / public transport

IV – Achieve a higher uplift of the densities achieved across all greenfield sites

5.2.21 In light of the approach set out in the NPPF, options based on lower densities than currently achieved are not considered to be reasonable alternatives. Table 2B, Appendix C shows the results of appraisal of greenfield development options against the SA objectives.

### **Summary of Appraisal of Greenfield Development options**

#### *Large site / small site balance*

Focusing most new greenfield development on larger developments is likely to support the creation of new communities supported by more services, facilities and infrastructure, a likely positive outcome under the Community Health objective. Focusing new greenfield development on smaller sites would mean the plan being based on a greater range of sites, which is likely to support delivery.

Slightly better outcomes under option I, larger sites / smaller number, are nonetheless indicated, for the Sustainable Transport / Accessibility objective, whereby investment in modal shift can be more concentrated, and likely greater gains for the Biodiversity objective, whereby for example assuring net gain, probably on-site, is likely to yield better ecological outcomes. Option II, smaller sites / large number, performs less well in terms of the potential for Biodiversity net gain and also as regards securing a Sustainable Transport / Accessibility, since investments would be reduced and occur in a less concentrated way. Option III, which is a hybrid of larger and smaller sites, offers a position somewhere in the middle of options I and II, but exactly where cannot be known until a spatial strategy for development in the Borough is identified.

Sustainability outcomes, on the whole, are fairly balanced across all three options, with a lot of uncertainty inevitable at the initial stage of the plan-making process – this includes, for instance on Landscape / Townscape, for which greenfield development on larger sites / small number (option I) would inevitably change the character of existing places across the Borough and require effective landscape mitigation along with the corresponding delivery of new places possessing good aesthetic qualities.



*Greenfield densities*

Appraisal of sustainability outcomes overall shows fairly equal, or uncertain, outcomes. Amongst other things, however, increasing greenfield densities, especially under Options III and IV, would help retain best & most versatile agricultural land across the Borough (Natural Resources). It would also help to reduce vehicular emissions / congestion with consequent Sustainable Transport / Accessibility. Locating new housing development close to transport nodes and other services / facilities (option III) could have Economy benefits, in terms of sustaining local business activity and enabling a labour pool to access employment destinations more simply. However, seeking a major density uplift across all new development sites under option IV, has the potential for reduced outcomes in terms of Community Health and GI/Open Space (access to greenspace) and, with options III and IV especially, an overall increase in greenfield development densities might have negative effects under the Pollution objective (noise / air quality) – perhaps more contained where densities are highest closest to service / transport nodes (option III) since, as mentioned, this could *inter alia*, lead to modal shift.

Higher densities would make effective use of land and so reduce the need for additional greenfield sites – better under the Natural Resources parameter. It will also help support the provision of new facilities and services (Economy) and encouraging a Sustainable Transport / Accessibility. Equally there are some opportunities for more spacious neighbourhoods, with less in the way of vertical development – more positive under the Landscape / Townscape objective.

*Outcomes on greenfield development and densities*

Sustainability outcomes, on the whole, are fairly balanced across all three options, with a lot of uncertainty inevitable at the initial stage of the plan-making process. It could be concluded therefore that a hybrid approach to large and small sites might overall be more sustainable for the Borough as a whole.

In terms of preferred greenfield densities, appraisal indicates opportunities to increase densities, but this must be realised in a careful way, such that over-dense development does not appear incongruous. A possible strategy might be to identify higher densities on large sites and reduced densities on smaller sites, so as not to create too much high-density development on settlement peripheries.

Approach to Employment and Town Centre Uses

5.2.22 In terms of land take, much of the development within the conceptual options set out above will be for new homes and community facilities. However, the provision of employment and town centre related uses will also be important in-order to secure an economically successful and vibrant Borough. The assessment of individual site and Borough wide development options will therefore inform the selection of sites for employment as well as residential development. However, employment and town centre related development also generate specific additional issues as identified below.

Location of Industry and Storage

5.2.23 The NPPF explains that plans should support economic growth, set criteria or identify strategic sites to meet anticipated needs over the plan period, be flexible and recognise the locational requirements of different sectors (paras. 85 – 87). Where land is not allocated for a specific purpose, Councils should take a positive approach to the use of retail /

employment land for homes in areas of high demand, provided this would not undermine key economic sectors or town centres (para. 127).

- 5.2.24 The adopted local plan retains / safeguards existing industrial / storage areas, generally within existing urban areas (policy DM15). These industrial areas are generally well occupied, long established, and with good connections to the main road network. In a small number of cases sites are close to Eastleigh town centre and could potentially be redeveloped to provide new homes.
- 5.2.25 The plan also allocates sites for new industrial / storage development to meet new needs (policy S4). These sites are generally on the edge of urban areas and sometimes associated with new residential development. By putting new jobs close to existing / new homes this may support more local trips, although commuting patterns can be dispersed.
- 5.2.26 The largest single new industrial / storage allocations are to the north-east of the Airport at Eastleigh, which are also adjacent to the Eastleigh Riverside employment area (policies E6, E7 and E9). The site north-east of the Airport forms part of the Solent Freeport proposal. It is close to established industrial areas, the largest town (e.g. workforce) in the Borough, is adjacent / close to Southampton International Airport, Southampton Parkway mainline railway station, and the motorway network. It also depends on the delivery of at least a part of the Chickenhall Lane Link Road.
- 5.2.27 In-order to meet the overall needs for economic growth, it is important to retain existing industrial areas, deliver existing allocations and allocate new sites (unless there are strong planning reasons not to). Options:

*Existing Industrial / Storage Areas*

I – continue to safeguard all the industrial / storage areas identified on the adopted local plan’s policies map.

II – continue to safeguard industrial / storage areas, unless they perform less well and / or there are strong planning reasons to support redevelopment (for example if they are close to Eastleigh town centre, as set out in the approach to urban development set out above).

*New Industrial / Storage Allocations*

I – allocate more sites than needed to provide resilience regarding the delivery of existing / new allocations

II – allocate sufficient sites to meet identified needs

III – allocate fewer sites than needed, because there are strong environmental or other reasons in accordance with the NPPF not to allocate all the sites needed.

IV – set criteria to consider employment proposals to cover longer term needs, resilience regarding the delivery of existing / new allocations, and to provide flexibility.

- 5.2.28 These alternatives relate closely to the employment development need and provision alternatives (Appendix C).

Location of main town centre uses

- 5.2.29 The NPPF defines the main town centre uses as offices, retail, leisure, entertainment, bars, health and fitness, culture, hotels, etc. The NPPF supports town centres, explaining that planning policies should allocate sites in centres to meet the retail, leisure, office and other main town centre development needed for at least 10 years.
- 5.2.30 Where sites are not available edge of centre sites should be allocated, or then policies explain how needs can be met in other accessible locations (the sequential approach). Retail and leisure planning applications should not have a significant adverse impact on centres.
- 5.2.31 The adopted local plan supports retail and leisure development in centres, and outside these centres where there are no sites within or adjoining the centre and it would not significantly adversely affect a centre (policies DM21 and DM36). Office development will be focussed first in or adjoining Eastleigh town centre, or in the other centres (policy S4).
- 5.2.32 Option - follow the adopted local plan (and support retail / leisure / office development in centres and apply sequential / impact tests outside the centres). This could include the identification of new centres, where appropriate, within strategic development options. In light of the approach set out in the NPPF, there are considered to be no reasonable alternatives. Table 2C, Appendix C shows the results of appraisal of industrial and town centre options against the SA objectives.

**Summary of Appraisal of Industrial and Town Centre options**

*Existing industrial areas*

Appraisal against prospective sustainability outcomes illustrates primarily a positive outcome under the Economy objective with option I, which seeks to retain existing industrial locations. However, there is a converse positive outcome under the Housing objective where, pending supportive planning reasons, such premises are selectively redeveloped for residential use. Effects against other sustainability objectives are likely to depend upon the specifics of projects proposed, particularly under option II.

*New industrial / storage locations*

Putting new jobs close to railway stations and homes, e.g. NE of Southampton Airport, would support more local trips and encourage active travel – a positive for the Sustainable Transport / Accessibility objective - although commuting patterns can be dispersed. This major proposal is close to both an established labour force and international airport – positive points under the Economy objective.

Initial appraisal of sustainability therefore underlines the positives of meeting forecast economic need (option II) or exceeding it (option I). The option II of going higher than forecast need would however lead to negative outcomes under objectives such as Biodiversity, Landscape / Townscape and Natural Resources (implications for the agricultural potential of the best & most versatile land). Conversely, allocating fewer sites than forecast by economic need would likely have a positive effect against such sustainability outcomes.

Option IV, which indicates long-term adaptability in provision of land and premises for business, whilst not being directly comparable to the other three options, would perform well in terms of the Economy objective.

***Main town centre uses***

Retail and leisure development in centres, and outside these centres where there are no sites within or adjoining the centre, and office development focused firstly in or adjoining Eastleigh town centre, or other centres all broadly support the Economy and Sustainable Transport / Accessibility objectives.

***Outcomes for industrial and town centre uses***

In terms of sustainability there are benefits both to conserving existing industrial areas and selectively allowing these areas to convert to residential usage. A hybrid approach is therefore indicated. There seem to be positives around meeting forecast economic need – higher than this could be deleterious under environmental objectives but planning at lower than forecast need could be economically negative.

As regards town centre uses, sustainability appraisal in principle supports the continued location of office and retail / leisure development in the Borough's urban centres.

## **6.0 Identification of Reasonable Alternative Sites**

### **Synthesis of greenfield development options**

6.0.1 This section is a summary of Appendix B, which explains in detail how the 'reasonable alternative' greenfield site options have been identified, and how these site options have been combined to create:

- Strategic Development Options (SDOs), each divided into sub-areas;
- Small and Medium Site Options (SMSOs).

6.0.2 To summarise this process can effectively be divided into three stages:

- Stage 1 – Identification of 'reasonable alternative' site options
- Stage 2 - Assembling adjacent sites into SDOs and SMSOs
- Stage 3 – Initial SA of 4 SDOs and 52 SMSOs

#### Stage I: Identification of 'reasonable alternative' site options

6.0.3 91 different predominantly greenfield sites have been proposed for residential or residential and mixed-use development. 88 sites were proposed by developers or landowners through the 'call for sites'. 3 sites were identified by the Council's planning policy team for consideration. The Strategic Land Availability Assessment (SLAA) assesses all of these sites. It establishes which of the 91 sites are 'reasonable alternative' options for residential / mixed use development.

#### *Exclusions: sites which are not 'reasonable alternatives'*

6.0.4 The SLAA identifies one of the 91 sites as already having been allocated for development, possessing resolution to grant planning permission. The principle of development at this location has therefore already been established and does not need to be assessed further through the Sustainability Appraisal.

6.0.5 The SLAA identifies that a further site does not represent a ‘reasonable alternative’ option as it is covered by an international / national designation<sup>9</sup>. This means that 89 sites can be considered ‘reasonable alternatives’ to be assessed through sustainability appraisal and serve as the foundation for considering options to meet overall development needs.

Stage 2: Assembling adjacent sites into SDOs and SMSOs

*Strategic development options*

6.0.6 From the 89 reasonable alternative sites, 4 Strategic Development Options (SDOs) have been identified. These SDOs represent large coherent new communities, based on criteria such as international, national and local designations, settlement gaps, physical barriers, and agglomerations of developer-submitted sites. This is all explained in further detail in Appendix B.

6.0.7 The main areas in the Borough which are generally free of any of these designations are located to the east and south-east of Eastleigh town, which corresponds to the zone identified in strategic principle SPS8 of the *Spatial Position Statement* (Partnership for South Hampshire, 2023)<sup>10</sup> as a broad area of search for strategic development locations.

6.0.8 Based on the approach described above, the SDOs are assembled and defined as follows<sup>11</sup>:

- SDO A – north-east of Fair Oak;
- SDO B – south of Bishopstoke;
- SDO C – north of West End;
- SDO D – north of Hedge End.

*Small and medium site options*

6.0.9 Smaller, less contiguous sites have been merged into 52 Small and Medium Site Options (SMSOs) where appropriate, especially where adjacent sites are not separated by barriers like roads or woodland.<sup>12</sup>

Stage 3: Initial SA of 4 SDOs and 52 SMSOs

6.0.10 The 4 SDOs and 52 SMSOs have undergone an initial assessment through Sustainability Appraisal. The appraisal has ensured that all identified ‘reasonable alternative’ SDOs and SMSOs have been initially evaluated for their sustainability. Findings from this initial appraisal are set out below.

*Table 7: Summary of initial Sustainability Appraisal of SDOs and SMSOs*

SA Objective	Decision-aiding criteria so far assessed
SA1 Housing	1.2 Affordable housing needs?
	1.3 General mix of homes?
	1.4 Specialist housing?
SA2 Community Health	2.2 Proximity to primary healthcare?
SA3 Economy	3.1 Suitability for employment uses?

<sup>9</sup> On the basis of the NPPF this is described in further detail in Appendix B

<sup>10</sup> [PFSH Spatial Position Statement 2023 - Partnership for South Hampshire \(push.gov.uk\)](https://push.gov.uk/pfsh-spatial-position-statement-2023-partnership-for-south-hampshire)

<sup>11</sup> Location maps of the 4 SDOs are available in the Issues & Options consultation document

<sup>12</sup> Location maps of the 52 SMSOs are available in the Issues & Options consultation document

SA4 Transport & Accessibility	4.1 Proximity to bus network?
	4.2 Proximity to rail network?
	4.3 Proximity to Eastleigh town centre?
	4.4 Proximity to district centres?
	4.5 Proximity to local centres?
	4.6 Proximity to neighbourhood centres?
	4.7 Proximity to local shops?
	4.8 Proximity to major supermarkets?
	4.9 Proximity to primary schools?
	4.10 Proximity to secondary schools?
	4.12 Reduce traffic congestion?
SA6 Pollution	6.1 Reduce air-quality impacts?
SA7 Climate Change Adaptation	7.1 Presence of tidal flooding?
	7.2 Presence of fluvial flooding?
	7.3 Presence of surface / groundwater flooding?
SA12 Landscape & Townscape	12.1a Effect on settlement gaps?
	12.2a Proximity to South Downs National Park?
	12.3a Avoid the most sensitive landscapes?
SA13 Heritage	13.0 Effect on heritage assets?
SA14 Deliverability	14.1 Is site available?

## 6.1 Summaries of Site Appraisal by SA Objective

### **SA1: Housing**

#### 1.2 Affordable housing needs

*Can the site contribute to meeting affordable housing needs?*

#### *Strategic development options*

All the SDOs score as “positive” because they have an area of 0.5 hectares or more.

#### *Small and medium sites*

The vast majority of sites score as “positive”. Only two sites score as “negative” because they are less than 0.5 hectares.

#### 1.3 General mix of homes

*Can the site provide a general mix of homes (e.g. size, type, tenure)*

#### *Strategic development options*

All the SDOs score as “positive” because they have an area of 2.5 hectares or more.

#### *Small and medium sites*

The majority of sites score as “positive”. Around 30% of sites score as “negative” because they are less than 2.5 hectares.

#### 1.4 Specialist housing

*Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?*

##### *Strategic development options*

All the SDOs score as “positive” because they have an area of 2.5 hectares or more.

##### *Small and medium sites*

The majority of sites score as “positive”. Around 30% of sites score as “negative” because they are less than 2.5 hectares.

### **SA2: Community Health**

#### 2.2 Proximity to primary health facilities

*Are primary health facilities available locally?*

The scoring takes into account the potential ability of larger sites, including the SDOs, to provide new primary health care facilities. This will be discussed further with the NHS Integrated Care Board as the plan progresses. All sites are also scored based on their proximity to existing primary health care facilities.

##### *Strategic development options*

All of the SDOs, including each phase of each SDO, score “very good” because they are large enough to potentially provide a new primary health facility. The one exception is SDO B1b which scores as “very poor” because it is a small site, and over 1,600 metres from the nearest primary health care facility.

##### *Small and medium sites*

6 of the 52 sites score as “very good”. In 5 cases this is because they are large enough to potentially provide a new primary health care facility (sites 1, 6, 30, 38 and 52), and in 1 case because it is within 400 metres of an existing primary health care facility (site 37).

A further 7 sites score as “good”, because they lie within 401 – 800 metres of an existing facility.

Some sites score as “neutral” or “poor” (8 and 6 respectively out of 52 sites) because they lie further away from an existing facility.

Almost half of the sites (25 out of 52) score as “very poor” because they lie over 1,600 metres away from an existing primary health care facility.

### **SA3: Economy**

#### 3.1: Suitability of the site for employment uses

##### *Strategic development options*

All of the SDOs, and component parcels, are well-related to existing settlements. However, whilst all are accessible using vehicular transport, none of the SDOs, or component parcels, are located in conjunction with roads that are best suited to HGV-traffic – M3, M27, A335 and A3024. This would limit ultimate business occupiers to light industrial uses, etc.

SDO 'D', meanwhile, offers slight sustainability advantages given its location beside Hedge End railway station, which could be of benefit to employees travelling to work here.

##### *Small and medium sites*

One submitted site meets the criteria of being well related to an existing settlement and the HGV road network.

Over half of submitted sites (30 from 52) are well related to an existing settlement and, whilst not being located on the HGV road network, are nevertheless accessible via road and could therefore accommodate light industrial or similar end-occupiers.

A good proportion of submitted sites (15 from 52) appear to be located on minor roads where access and / or compatibility with surrounding uses would require further assessment, especially in terms of the type of business uses that could be located there. A part of one of the land parcels sites in this grouping is planned to accommodate housing.

Finally, a small proportion of submitted land parcels (6 from 52) are appraised as being somewhat detached from urban edges, which would not constitute sustainable development. In many cases such parcels are also not accessible via a suitable road network.

### **SA4: Transport and Accessibility**

*Reduce road traffic / congestion / emissions by reducing car dependency and providing a range of high-quality sustainable travel choices.*

The scoring for objective SA4 is informed by baseline information. A transport assessment will be undertaken for the next stages of the local plan.

#### 4.1 and 4.2 Public transport Connections

*Proximity to and frequency of existing and likely new bus and rail services to key destinations*

At this stage the scoring is based on the proximity of a site to the nearest existing bus service or rail station, and the frequency of that service. The local plan's transport assessment will consider key destinations and the potential for any new services.

##### *Strategic development options*

##### Bus

SDO A1 scores as "very good" because it is within 400 metres of a frequent bus service. The remainder of SDO A scores as "good" because it is within 400 metres of an infrequent bus service.



SDO B1a and B1b score as “good” because they are within 800 metres of a frequent bus service. SDO B globally scores as “neutral” because it lies further away from this service.

SDO phases C1 and C2 score as “poor” because they are only within 1,200 metres of an infrequent bus service. SDO C globally scores as “very poor” because it lies further away from this service.

The whole of SDO D scores as “very good” because it lies within 400 metres of a frequent bus service.

### Rail

SDOs A, B and C all score as “very poor” as they lie some distance from a rail station.

SDO D1 scores as “good” as it lies within 600 metres of a rail station with an infrequent service. SDO D globally scores as “neutral” as it lies further away from this station.

### *Small and medium sites*

### Bus

Some sites (10 and 19 respectively out of 52) score as “very good” or “good” as they lie relatively close to bus services.

Some sites (10 out of 52) score as “neutral”.

Some sites (7 and 6 respectively out of 52) score as “poor” or “very poor” as they lie further away from bus services.

### Rail

Most of the sites (37 out of 52) score as “very poor” as they lie some distance from a rail station.

Some sites (10 and 4 respectively out of 52) score as “poor” or “neutral” as they are less distant from a rail station. One site scores as “good” as it is relatively close to a rail station.

### 4.3 to 4.8 Proximity to shops

*Proximity to Eastleigh town centre, district, local or neighbourhood centres, local shops and major supermarkets.*

For the larger (higher order) centres (town and district centres), scores are based on a wider distance banding, reflecting the likelihood that people will travel further to reach larger centres.

The scoring is based on existing facilities. In the next stages of the local plan, the potential for SDOs to provide additional facilities (e.g. district / local / neighbourhood centres), and facilities which are already planned, will also be considered.

### *Strategic Development Options*

All of the SDOs are located some distance from Eastleigh Town Centre, Hedge End District Centre and major supermarkets so generally score “very poor” in this regard, although SDO D is slightly less distant from Hedge End District Centre.

SDO A1 is located relatively close to a local centre, so scores “good” in this regard. The remainder of the SDOs are more distant from local facilities.

However, it should be noted that the SDOs are of a scale that they are likely to support new local facilities, and potentially some larger facilities.

#### *Eastleigh Town Centre*

All of the SDOs score as “very poor” because they are all located more than 3,200 metres from the town centre.

#### *District Centres*

SDO D scores as “poor” as it is located within 2,401 – 3,200 metres of Hedge End District Centre.

SDO C scores as “very poor” as it is located more than 3,200 metres from Hedge End District Centre.

SDOs A and B are closer to Eastleigh town centre (a higher order centre) than to a district centre, and so this score is not relevant to these SDOs.

#### *Local Centres*

SDO A1 scores as “good” because it is located within 401 – 800 metres of Fair Oak Village Centre.

The remainder of SDO A scores as “neutral” or “very poor” as it extends progressively further away from the village centre.

SDO C1 scores as “poor” because it is located 1,201 – 1,600 metres from West End Village Centre.

The remainder of SDO C scores as “very poor” as it extends progressively further away from the village centre.

SDO B scores as “very poor” because it is located more than 1,600 metres from a local centre.

SDO D is closer to Hedge End District Centre (a higher order centre) than to a local centre, and so this score is not relevant to this SDO.

#### *Neighbourhood Centres*

SDO B scores as “neutral” because it is located within 801 – 1,200 metres of a neighbourhood centre.

SDO D scores as “very poor” because it is located more than 1,600 metres from a neighbourhood centre.

SDOs A and C are closer to a local centre (a higher order centre) than to a neighbourhood centre, and so this score is not relevant to these SDOs.

#### *Other Local Shops*

The SDOs are generally closer to a centre than to individual local shops, and so this score is not relevant. SDO D is slightly closer to a local shop, but is still scored as “very poor” because it is located more than 1,600 metres from the shop.

#### *Major Supermarkets*

All of the SDOs score as “very poor” because they are all located more than 1,600 metres from a major supermarket.

#### *Small and Medium sites*

Most of the small and medium sites are located some distance from any centre, supermarket or local shop so generally score “very poor” in this regard.

However, it should be noted that some sites are relatively close to some facilities, so score “good” or “very good” in this regard:

- Site 5 is relatively close to Eastleigh town centre, a supermarket and a neighbourhood centre, and close to a local shop.
- Site 6 is close to a neighbourhood centre and local shop.
- Sites 25 and 36 are relatively close to a local centre.
- Sites 40 and 41 are close to, and sites 17 and 38 relatively close to a neighbourhood centre.
- Sites 8 and 10 are relatively close to a local shop.
- None of the sites are close to a major supermarket.

#### *Eastleigh Town Centre*

Nearly all of the sites (50 out of 52) score as “very poor” because they are all located more than 3,200 metres from the town centre. Site 1 is scored as “poor” because it is less distant from the town centre, and site 5 is scored as “good” as it is relatively close to the town centre.

#### *District Centres*

Most of the sites (33 out of 52) score as “very poor” as they are all located more than 3,200 metres from Hedge End District Centre. Some sites score “poor” or “neutral” (a total of 9 out of 52) as they are less distant from Hedge End District Centre.

Some sites (10 out of 52) are closer to Eastleigh town centre (a higher order centre) than to a district centre, and so this score is not relevant to these sites.

#### *Local Centres*

Most of the sites (33 out of 52) score as “very poor” as they are all located more than 1,600 metres from a local centre.

Some of the sites score as “poor” or “neutral” (8 and 9 respectively out of 52) as they are less distant from a local centre.

Sites 25 and 36 are scored as “good” as they are relatively close to a local centre.

#### *Neighbourhood Centres*

Most of the sites (37 out of 52) score as “very poor” as they are all located more than 1,600 metres from a neighbourhood centre.

Some of the sites score as “poor” or “neutral” (6 and 3 respectively out of 52) as they are less distant from a neighbourhood centre.

Sites 5,17 and 38 are scored as “good” as they are relatively close to a neighbourhood centre.

Sites 6, 40 and 41 are scored as “very good” as they are close to a neighbourhood centre.

#### *Other Local Shops*

Most of the sites (37 out of 52) score as “very poor” as they are all located more than 1,600 metres from a local shop.

Some of the sites score as “poor” or “neutral” (4 and 6 respectively out of 52) as they are less distant from a local shop.

Sites 8 and 10 are scored as “good” as they are relatively close to a local shop.

Sites 5 and 6 are scored as “very good” as they are close to a local shop.

#### *Major Supermarkets*

Most of the sites (48 out of 52) score as “very poor” as they are all located more than 1,600 metres from a major supermarket.

Some of the sites score as “poor” or “neutral” (2 and 1 respectively out of 52) as they are less distant from a major supermarket.

One of the sites scores as “good” as it is relatively close to a supermarket. None of the sites score as “very good”.

#### 4.9 to 4.10 Proximity to schools

##### *Proximity to primary and secondary schools*

The scoring is based on existing facilities. In the next stages of the local plan, the potential for SDOs to provide and other sites to contribute to new schools will also be considered, in dialogue with Hampshire County Council. For secondary schools scores are based on a wider distance banding, reflecting the likelihood that secondary school pupils will travel further than primary school pupils.

##### *Strategic development options*

#### Secondary Schools

SDO A1 scores as “good” because it is located within 801 – 1,600 metres of a secondary school. The remainder of SDO A scores as “neutral” as it extends progressively further away from the secondary school.

SDO B1a/b scores as “neutral” because it is located within 1,601 – 2,400 metres of a secondary school. The remainder of SDO B scores as “poor” as it extends progressively further away from the secondary school.

SDO D scores as “poor” because it is located 2,401 – 3,200 metres from a secondary school.

SDO C scores as “very poor” because it is located more than 3,200 metres from a secondary school.

#### Primary Schools

SDO C1 scores as “neutral” because it is located within 801 – 1,200 metres of a primary school. The remainder of SDO C scores as “poor” or “very poor” as it extends progressively further away from the primary school.

SDOs A1 and D1 score as “poor” because they are located 1,201 – 1,600 metres from a primary school. The remainder of SDOs A and D score as “very poor” as they extend progressively further away from the primary school.

SDO B scores as “very poor” because it is located more than 1,600 metres from a primary school.

### *Small and medium sites*

#### Secondary Schools

Some of the sites (8 and 16 respectively out of 52) score as “very poor” or “poor” as they are located some distance from a secondary school. Some of the sites (15 out of 52) score as “neutral” as they are located closer to a secondary school.

The sites close to Wyvern school in Fair Oak (8 – 10), Deer Park secondary school in Hedge End (19 – 20, 22) and Hamble School (40 – 45) all score as “good” (with sites 43 and 44 scoring as “very good”).

#### Primary Schools

Some of the sites (22 and 12 respectively out of 52) score as “very poor” or “poor” as they are located some distance from a primary school. Some of the sites (12 out of 52) score as “neutral” as they are located closer to a primary school.

Sites 17, 24, 43, 49 and 52 are scored as “good” as they are located relatively close to a primary school.

Site 25 is scored “very good” as it is located close to a primary school.

#### 4.12 Reducing traffic Congestion

At this stage, all the Strategic Development Options and all the Small and Medium Sites are scored as ‘uncertain’. A transport assessment will be undertaken later in the local plan process to enable the overall development options to be scored. Therefore, at this stage, only a preliminary commentary is provided.

Congestion mapping illustrates where traffic is moving slowly in the morning and evening peak periods<sup>13</sup>. In general terms these illustrate that the more congested parts of the highway network are located around the different parts of the Borough.

Based on the highest levels of congestion (i.e. traffic moving ‘very significantly below the speed limit’ – 61% or more below the limit), there are noticeable concentrations of congestion in the following areas:

- Eastleigh town centre and Bishopstoke Road;
  - M27 junction 5;
  - Hedge End the M27 junction 7 and retail park;
  - The approaches to the Windhover roundabout (including Hamble Lane and Bursledon Road) and the M27 junction 8;
- and more localised areas of congestion in the following areas:
- Bournemouth Road area, Chandlers Ford;
  - M3 junction 13;
  - Fair Oak;
  - West End;
  - Hedge End town centre;
  - and Botley.

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<sup>13</sup> Owing to size, congestion mapping is provided as a link, on the same webpage as the Issues & Options consultation documentation

The congestion mapping also shows points of congestion just outside of the Borough at Fishers Pond (north of Fair Oak, in Winchester District), Swaythling (just south of the M27 junction 5, in Southampton City) and Sholing (on the Bursledon Road, in Southampton city).

Hampshire County Council consider that at least until any improvements are implemented to Hamble Lane, it is considered inappropriate from a traffic perspective for further development to be allocated along Hamble Lane<sup>14</sup>.

All of the SDOs and all of the small and medium sites have the potential to add more traffic to the congested areas around the Borough. The extent of extra congestion will depend on the scale of the sites, the ability to switch to alternative transport (public transport, cycling or walking), to put in place traffic management measures, or use alternative routes. This will be informed by the local plan transport assessment.

### **SA5: Natural Resources**

No appraisal for Issues & Options.

### **SA6: Pollution**

#### 6.1 Reducing air quality impacts on humans

##### *All sites*

All Strategic Development Options and Small and Medium Sites are scored as “uncertain”. A transport assessment and air quality assessment will be undertaken for the local plan which will consider the cumulative effect of all sites, and this will enable the sites to be scored with more confidence in due course.

All of the SDOs and small and medium sites have the potential to worsen air quality through development construction. They also have the potential to create additional traffic movements through air quality management areas and areas at risk of exceeding national objectives.

### **SA7: Climate change adaptation**

#### 7.1 Tidal flooding

*Will the site be at risk of tidal flooding?*

##### *Strategic development options*

All the SDOs score as “neutral” because for each SDO, most or all of the sites will be in future no or low tidal hazard zones.

##### *Small and medium sites*

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<sup>14</sup> Hampshire County Council Executive Member for Environment and Transport Decision Report 12 March 2019.

Nearly all the sites score as “neutral” because most or all of each site will be in future no or low tidal hazard zones.

One site (site 45) scores half as “neutral” and half as “significant negative” because part of the site falls within future no tidal zone and the other falls within significant or extreme tidal hazard zone.

### 7.2 Fluvial flooding

*Will the site be at risk of fluvial flooding?*

#### *Strategic development options*

All the SDOs score as “neutral” because for each SDO, most or all of the site will be outside future flood extent.

#### *Small and medium sites*

Nearly all the sites score as “neutral” because most or all of each site will be in future no or low tidal hazard zones.

Only two sites don’t score as “neutral”. One site (site 6), scores half as “neutral” and half as “significant negative” because around half of the site will be within future flood extent and half won't be within future flood extent. The other site (site 9), scores as “significant negative” as the majority of the site will be within future flood extent.

### 7.3 Surface water or ground water flooding

*Is the site at risk from surface water or ground water flooding?*

#### *Strategic development options*

All the SDOs score as “neutral” because for each SDO, most or all of the site will be outside areas with the potential for ground water flooding to occur at surface.

#### *Small and medium sites*

Around 80% of sites score as “neutral” because most or all of each site will be outside areas with the potential for ground water flooding to occur at surface. Five sites (site 1, 7, 18, 32 and 39), score as “single negative” as most or all of site has a medium probability of surface water flooding or has potential for ground water flooding to occur at surface. A further five sites (site 4, 6, 9, 36 and 38) score as “neutral” and “negative” because part of each of the sites has low or no probability of surface water flooding and is outside areas with the potential for ground water flooding to occur at surface, and part of the sites are at risk of surface or ground water flooding.

### **SA8: Climate Change Mitigation**

This SA objective applies to non-spatial themes and policies only.

### **SA9: Waste**

This SA objective applies to non-spatial themes and policies only.

**SA10: Biodiversity**

Although not appraised for Issues & Options, a Biodiversity ‘background paper’ has nevertheless been prepared as part of the consultation documentation.

**SA11: Green Infrastructure / Open Space**

No appraisal for Issues & Options.

**SA12: Landscape and Townscape**

*Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.*

12.1a Separation of settlements

*Will development adversely affect the separation of neighbouring settlements?*

The scoring is based on the “Settlement Gaps Background Paper” (November 2024). This assesses all Strategic Development Options, including those which are currently not within a designated settlement gap, given their scale and potential to generate coalescence between settlements. It also assesses the small and medium site which lie within a designated settlement gap. (Small and medium sites outside of the designated gaps are not assessed in the background paper and receive a “good” score in the sustainability appraisal).

At this stage sites are scored prior to the consideration of any potential mitigation measures (see 12.1b).

In some cases, gaps separate three different settlements and so sites are scored against each element of the gap. The lowest score for the site is used in the sustainability appraisal.

*Strategic development options*

The first phases of SDO A (A1 and A2) score as “good” as they are assessed to have no effect on (the undesignated) gap between Fair Oak and either Colden Common or Lower Upham. The eastern phases of SDO A (A3 and A4) score as “poor” and “very poor” respectively as they extend closer to Lower Upham, and so are assessed to have an increasing effect on that gap.

Each phase of SDOs B, C and D score as “very poor” as they are assessed to have a significant impact on gaps. In the case of SDO B this relates to the Fair Oak – Horton Heath gap and the (currently undesignated) Horton Heath – Eastleigh gap. (SDO B1b on its own scores as “good”). For SDO C the impact relates to the West End – Horton Heath gap, and (for the larger phases) to the West End – Hedge End gap as well. For SDO D the impact relates to the Horton Heath – Hedge End – Boorley Green gap.

*Small and medium sites*

A significant number of the sites (20 out of 52) score as “good” because they lie outside of the designated settlement gap.



A relatively low number of sites (4 out of 52) score as “neutral” because whilst they lie within the designated settlement gap they are assessed to have no effect on that gap if developed.

A relatively low number of sites (5 out of 52) score as “poor”. A significant number of sites (20 out of 52) score as “very poor” because they are assessed to have the most significant effect on a gap if developed.

2 sites are scored as “mixed” (one being mainly “good”, the other being mainly “very poor”). 1 small site is scored as “uncertain” because it is yet to be assessed.

### 12.2a The South Downs National Park

*Will it conserve and enhance the South Downs National Park?*

The NPPF explains that great weight should be attached to conserving and enhancing landscape and scenic beauty in national parks, which have the highest status of protection in relation to these issues. In addition, great weight should be attached to the conservation and enhancement of wildlife and cultural heritage in national parks.

The South Downs National Park lies to the north-east of the Borough, and at one point near Lower Upham, the national park and Borough share a boundary.

#### *Strategic development options*

For general context, the approximate distances of the SDOs to the national park boundary are as follows:

<i>SDO / parcel</i>	<i>SDO name</i>	<i>distance (km)</i>
SDO A	North-east of Fair Oak	1.5
SDO A1		2.3
SDO A2		1.6
SDO A3		1.4
SDO A4		1.3
SDO B	South of Bishopstoke	4.6
SDO C	North of West End	5.9
SDO D	North of Hedge End	5.1

- *Distances are measured from the SDO centre point to the national park boundary at Deeps Copse / Portsmouth Road / Stroudwood Lane, as the ‘crow flies’*

SDO A is located the closest to the national park, approximately 1.5 kilometres away. (SDOs A3 and A4 are slightly closer still). SDOs B, C and D are further away than SDO A, but still in the northern half of the Borough, so between 4.5 and 6 kilometres away.

It is considered that there are three potential types of impact on the national park: traffic; landscape; and light pollution.

At this stage, all the Strategic Development Options are scored as ‘uncertain’. Further assessment will be undertaken against the objectives of the national park later in the local plan process to enable scoring. Therefore, at this stage, only a preliminary commentary is provided.

**Traffic:** The SDOs are of a scale where any could generate additional traffic in the national park, particularly SDO A, located closest to the park. A transport assessment will be undertaken later in the local plan process to enable the overall development options to be scored.

**Landscape:** The potential for a landscape impact depends on whether there is a direct view from the national park to the SDO, the distance of that view, and the setting of the SDO (e.g. would it introduce development into a currently rural setting, or are there already urban influences in the view). At this stage, it is considered unlikely that most of the SDOs would have a meaningful impact. SDOs A3 and A4 might have an impact. A landscape assessment will be undertaken later in the local plan process to enable the SDOs to be scored.

**Light pollution:** The potential for a light impact may be similar to that for landscape. This will be considered as part of the landscape assessment, including the potential for impact on the South Downs International Dark Sky Reserve.

At this stage it is noted that of the small and medium sites, site 4 is adjacent to and site 3 is very close to the national park boundary. Some of the other small and medium sites might be visible in more distant views from the national park. A further proportionate assessment will be undertaken in relation to small and medium sites later in the local plan process if needed.

### 12.3a Landscape Sensitivity

#### *Avoiding the most sensitive landscapes*

#### *Strategic development options*

The options with the largest proportion of high sensitivity areas are within SDO A. These are options A1; A1+A2; and A1+A2+A3. Option A1 has the largest proportion with 30% of the site identified with high sensitivity.

Options A1; A1+A2; and A1+A2+A3 also have the largest proportion of high and medium sensitivity areas combined, up to 76% in A1+A2. In option A1+A2+A3+A4, the inclusion of A4 (which is predominantly low sensitivity) reduces the proportion of high sensitivity areas to 12%. This is the same proportion as option C1+C2+C3.

If SDO C was developed to its largest extent (option C1+C2+C3), the proportion of high and medium sensitivity areas would be greater than the largest extent of SDO A (option A1+A2+A3+A4). Unlike SDO A however, the options closest to the existing urban area are less sensitive.

SDO D is characterised by areas of moderate sensitivity with options D1 and D1+D2 both containing at least 70% of land with moderate sensitivity. Due to the overall size of SDO D, the amount of land with high sensitivity is also considerably less than other SDOs.

The options with the largest proportion of low sensitive areas are A4 (92%) and B2 (73%). Both of these options are the furthest away from the existing urban areas of Fair Oak and Bishopstoke.

All of option B1b and more than a quarter of B1a have not been assessed yet. However, none of the areas that were previously assessed within option B were identified as high sensitivity areas.

### **SA13: Heritage**

*Conserving and enhancing the significance and setting of heritage assets - i.e. listed buildings and their settings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes, and other sites of local importance for heritage including locally-listed buildings.*

#### *Strategic development options*

Some of SDO 'A' has the potential for localised “negative” effects upon the significance of heritage assets, and / or their settings, that are located either within the area (A4), or close to southern margins. The “uncertainty” appraised is reduced in parcel A1 albeit, even here, more detailed assessment of harm to the significance of boundary assets would be required.

Some of SDO 'B' has the potential for localised “negative” effects upon the significance of heritage assets, and / or their settings, that are located either within the area (B1a), or close to boundaries. The “uncertainty” appraised is reduced in parcel B1b albeit, even here, more detailed assessment of harm to nearby assets and would be required.

Some of SDO 'C' has the potential for localised “negative” effects upon the significance of heritage assets, and / or their settings, that are located within the area (C2). The “uncertainty” appraised is reduced in parcel C1 albeit, even here, more detailed assessment of harm to nearby assets would be required.

Some of SDO 'D' has the potential for localised “negative” effects upon the significance of heritage assets, and / or their settings, that are located within the area (D2). The “uncertainty” appraised is reduced in parcel D1 albeit, even here, more detailed assessment of harm to nearby assets would be required.

#### *Small and medium sites*

More than half of sites (31 out of 52) are appraised as “neutral” meaning that there are no heritage assets either on-site or nearby.

One site is appraised as having the *potential* for “highly negative” effects upon the significance of heritage assets and / or their settings, that are located either within the land parcel or nearby. Around a fifth of sites, meanwhile (10 out of 52) demonstrate *potential* for “negative” effects. In both cases more detailed assessment will be essential to assess the degree of harm to heritage significance.

Finally, a further fifth of sites (10 out of 52) are appraised as having a more tenuous possibility of “negative” effects upon the significance of heritage assets, and / or their settings. Negative sustainability outcomes at these sites are considered less definite, although more detailed assessment will determine this properly.

## **SA14: Deliverability**

### *Deliverability of strategic proposals*

The scoring for objective 14 is solely based on information provided in the Call for Sites, which reports timescales provided by landowners and developers. Deliverability will be considered in more detail in later stages of the local plan<sup>15</sup>.

#### SA14.1 – Is the site available for development

##### *Source of site and timescales to development commencing*

At this stage, the availability of a site for development is based on two factors. These are whether the site was submitted in the Call for Sites and the timescales given for development to commence. The information given by landowners and developers has not been assessed further.

##### *Strategic development options*

Most of the area within SDO A is land submitted in the Call for Sites. It scores “positive” as the majority of sites submitted are available within 5 years and all of the 8 sites submitted are available within 10 years.

SDO B records a “negative” score for each component. For options B1a and the combined B1a + B1b + B2 option, the scores reflects the uncertainty of deliverability as half of the land identified was not submitted in the Call for Sites. Option B1b is an individual site submitted in the Call for Sites. The “negative” score for option B1b reflects the length of time before it is available for development to commence (10-15 years).

Most of the area within SDO C is land submitted in the Call for Sites (in 7 sites). All the components have a “positive” score as land is available within 5 years or in 5-10 years.

Most of the area within SDO D is land submitted in the Call for Sites (in 5 sites). Both options have a “positive” score as they are available within 5 years.

##### *Small and medium sites*

The majority of the small and medium sites are comprised of individual sites, or collections of adjacent sites, submitted as part of the Call for Sites process and available for development within 5 years. These therefore have a “positive” score.

The exceptions include three sites identified by staff following consideration of other sources of sites including sites no longer designated in settlement gaps. These are identified as potentially suitable sites; however, their availability and deliverability is uncertain at this time. Therefore, the sites score as a “double negative”. A large part of site 39 also includes a site submitted by a developer who without the landowner’s knowledge.

Site 52 has a “negative” score as timescales depend on the progress of minerals extraction. This is an allocated minerals site in the Hampshire Minerals and Waste Plan, however it does not have planning permission as a recent planning application was rejected on the site.

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<sup>15</sup> Note about SA Objective 14: whilst it is acknowledged that deliverability is not a conventional sustainability objective, SA14 is nevertheless retained within the SA Framework as, for the purposes of the Eastleigh Local Plan Review, deliverability forms a key gateway test in both site selection and implementing the spatial strategy

## 6.2 Summary of Appraisal of Site Options

6.2.1 Based on the Interim Sustainability Appraisal, the initial assessments of the SDOs and SMSOs are summarised below. This is an initial assessment only to facilitate consultation.

### ***Strategic Development Options***

It is important to stress that at this stage that the ability to mitigate impacts or provide new services, facilities or infrastructure has not yet been assessed. Further, more detailed assessment will be undertaken as the review of the plan progresses. At this stage, the key points are:

- a. Mix of homes: all of the SDOs are large enough to provide a mix of homes, including affordable and specialist homes.
- b. Provision of jobs: all of the SDOs are large enough and located to potentially be able to provide some local job opportunities.
- c. Proximity to centres: none of the SDOs are close to a town centre, a district centre or a major supermarket (SDO B may be closest to a town centre, although still over 3.2 kilometres away and subject to further assessment regarding the ability to achieve direct access in the light of biodiversity designations. SDO D is slightly closer to a district centre than the other SDOs). SDO A1 is close to a village centre.
- d. Provision of primary health care facilities: at least some of the SDOs may be large enough to potentially provide primary health care facilities (all SDOs exceed the 25ha threshold by which it is assumed that facilities could be provided but this will need to be discussed with the Integrated Care Board).
- e. Proximity to schools: the potential for SDOs to provide new schools will be discussed further with Hampshire County Council (the education authority). At this initial stage, the proximity to existing schools is assessed. Recognising that secondary school pupils are able to travel further, SDO A1 is relatively close to a secondary school, whereas SDOs B and D are relatively distant and SDO C particularly distant from a secondary school. Most of the SDOs are relatively distant from a primary school, although SDO C1 is not too far away.
- f. Proximity to bus services: SDO A, B1a and D score as 'very good' or 'good'; SDO C scores as 'poor or very poor' (scores are based on the proximity to and frequency of bus services).
- g. Proximity to rail station: Most SDOs are a considerable distance from the nearest rail station, but SDO D is relatively close to a station.
- h. Traffic congestion and air quality: Without additional transport measures, all of the SDOs have the potential to increase traffic in congested areas, and in air quality management areas or other areas at risk of exceeding air quality standards.

- i. Ecology: All of the SDOs have a likely significant effect in a number of ways on international biodiversity designations without mitigation. However, SDO A would not have an impact on recreational disturbance, and SDO A1 – 3 would not have site specific hydrological impacts<sup>16</sup>.
- j. Settlement gaps: Nearly all of the SDOs would have a significant impact on the ability to maintain strong settlement gaps without mitigation. However, SDO A1/A2 and B1b would have no impact on gaps, and SDO A3 would only have some impact.
- k. Landscape sensitivity: Whilst none of the SDOs include designated landscapes, all of the SDOs include landscapes identified with high or medium sensitivity to change. However, SDO A1 and A2 and SDO C3 contain the largest proportion of high sensitivity landscape areas. Although both SDO C and SDO D contain a large proportion of areas identified with a moderate sensitivity to change, SDO D is a much smaller area and therefore the amount of land involved is significantly less. The landscape of SDO B is the least sensitive to change.
- l. South Downs National Park: the national park lies just outside the Borough. All SDOs might have traffic effects on the national park, although this is probably more likely for SDO A. SDO A3/A4 may have a landscape effect on the national park.
- m. Other environmental issues: The SDOs are not affected by significant areas at risk of flooding. All of SDO A and the majority of SDO B consist of lower grade agricultural land. The majority of SDO C consists of medium grade agricultural land (with some higher and some lower grades). A small majority of SDO D consists of higher grade agricultural land. SDO D, and the majority of SDO C, are outside a mineral safeguarding area. The majority of SDOs A and B are in a mineral safeguarding area.
- n. Heritage: All of the SDOs have the potential to have an effect on the significance of a heritage asset, although in the case of just SDO C1 this asset is more distant.
- o. Deliverability: Most of the land in most of the SDOs has been proposed by developers / landowners, so is available during the plan period. However, only about half of SDO B has been proposed by a developer / landowner for development.

*SDO 'A' - key sustainability aspects:*

- SDO A1 is relatively close to Fair Oak village centre and a secondary school.
- SDO A1 is close to a frequent bus service. The rest of SDO A is also close to a bus service, albeit less frequent.
- Whilst SDO A generally has the same likely significant effects on international biodiversity designations, unlike the other SDOs it would not have an effect on recreational disturbance on the New Forest or Solent, and SDO A1 – 3 would not have site specific hydrological impacts on the River Itchen or Solent.
- SDO A1/A2 have a greater proportion of landscapes with high sensitivity to change
- Unlike the other SDOs, SDO A1/A2 would have no impact on settlement gaps. SDO A3 would have some impact and, as with the other SDOs, SDO A4 would have a significant impact.

<sup>16</sup> Habitat Regulations Assessment Screening Report Table 5.12

- Relative to the other SDOs, SDO A may have more effect on the South Downs National Park in terms of traffic, and SDOs A3 and A4 may have more effect in terms of landscape.
- SDO A consists of lower grade agricultural land, and the majority of the SDO is in a mineral safeguarding area.

*SDO 'B' - key sustainability aspects:*

- SDO B has the landscape least sensitive to change
- SDO B may be closest to Eastleigh town centre, although is still over 3.2 kilometres away and this is subject to further assessment regarding the ability to achieve direct access in the light of biodiversity designations.
- SDO B1 is not too far from a secondary school, although SDO B as a whole is some distance away.
- SDO B1 is relatively close to a frequent bus service. The rest of SDO B lies a little further away from this service.
- The majority of SDO B consists of lower grade agricultural land and is in a mineral safeguarding area.
- Unlike the other SDOs, only about half of SDO B has been proposed by a developer or landowner. In addition, SDO B1b is currently a solar farm and may only be available later in the plan period.

*SDO 'C' - key sustainability aspects:*

- SDO C3 has a greater proportion of landscapes with high sensitivity to change.
- SDO C is a considerable distance from a secondary school, although SDO C1 is not too far from a primary school.
- SDO C1 and C2 are some distance from a bus service, and this is only an infrequent service. SDO C3 is a considerable distance from this infrequent service.
- The majority of SDO C consists of medium grade agricultural land (with some higher and some lower value land), and the majority lies outside a mineral safeguarding area.
- Unlike the other SDOs, SDO C1 is more distant from the nearest heritage asset.

*SDO 'D' - key sustainability aspects:*

- The landscape in SDO D is characterised by a moderate sensitivity to change and it would have fewer impacts in terms of isolating designations than the other SDOs.
- SDO D is some distance from a secondary school.
- SDO D is close to a frequent bus service. It is also relatively close to a rail station, albeit it offers an infrequent service.
- A small majority of SDO D consists of higher-grade agricultural land, and the SDO lies outside a mineral safeguarding area.

### ***Small and Medium Site Options (SMSOs)***

At this stage, the key points are:

- Mix of homes: the majority of SMSOs are large enough to provide a mix of homes, including affordable and specialist homes.
- Provision of jobs: over half of the SMSOs are large enough and located to be able to provide local job opportunities.
- Proximity to centres: very few of the SMSOs are close to a town or district centre or major supermarket, although a small number of sites are closer to such facilities.
- Provision of primary health care facilities: a handful of sites are large enough potentially to provide a new primary healthcare facility (pending discussions with the Integrated Care Board); almost half of the SMSOs however are neither large enough to provide a primary healthcare facility or lie over 1,600m away from an existing such provision.
- Proximity to schools: recognising that secondary school pupils are able to travel further, around a fifth of sites are fairly close to existing provision. Almost half of SMSOs are, however, relatively distant from existing secondary provision.
- Although a handful of sites are fairly close to existing primary schools, a majority of the SMSOs are relatively distant from existing such provision.
- Proximity to bus services: over half of sites lie close to existing bus services, but around a quarter remain fairly distant from provision (scores are based on the proximity to and frequency of bus services).
- Proximity to a rail station: almost three-quarters of SMSOs are a considerable distance from a railway station.
- Traffic congestion and air quality: Without additional transport measures, all of the SMSOs have the potential to increase traffic in congested areas, and in air quality management areas or other areas at risk of exceeding air quality standards. (Hampshire County Council consider that at least until any improvements are implemented to Hamble Lane, it is considered inappropriate from a traffic perspective for further development to be allocated along Hamble Lane<sup>17</sup>).
- Ecology: All of the SMSOs have a likely significant effect in some ways on international biodiversity designations without mitigation. A number of sites also have a range of additional likely significant effects.
- Settlement gaps: around two-fifths of the SMSOs would have a significant impact on the ability to maintain strong settlement gaps. However, a further two-fifths of sites would have no impact on gaps.
- South Downs National Park: to be assessed.

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<sup>17</sup> Hampshire County Council Executive Member for Environment and Transport Decision Report 12 March 2019.



- Other environmental issues: a majority of SMSOs are not affected by tidal or river flooding, and around four-fifths of sites are not generally affected by surface or groundwater flooding. Other environmental issues (minerals, agricultural land) are to be assessed.
- Heritage: Whilst a majority of the SMSOs have no potential for effects on the significance of a heritage asset, around a fifth have the potential for major effects upon heritage significance.
- Deliverability: a vast majority of the SMSOs have been proposed by developers / landowners and are therefore available during the plan period. A handful of sites are subject to a range of issues e.g. submitted without landowner knowledge or already allocated for minerals extraction.

6.2.2 It is important to reiterate that most of these issues need to be assessed in more detail, and the potential to provide mitigation measures, new services, facilities or infrastructure, has not yet been assessed. Further issues also need to be assessed, for example the relationship to open space provision, green infrastructure and biodiversity net gain.

## 7.0 Non-Spatial Themes and Options

7.0.1 The non-spatial themes and options have been identified by reviewing:

- The adopted Local Plan's:
  - strategic policies: to ensure all themes are covered.
  - development management policies: to ensure all additional key themes are covered.
- The assessment of non-spatial themes and options which was undertaken for the adopted plan's issues and options SA report.
- The emerging SA draft assessment criteria for the Local Plan Review (2023).

7.0.2 All key themes are assessed (whether or not they have reasonable alternatives). The themes which do not have reasonable alternatives are generally those already established by national policy. The assessment focuses on the key themes, rather than detailed points of policy / precise wording. For Issues and Options below is a summary of the non-spatial policy themes that have so far been appraised – further themes will be appraised subsequently<sup>18</sup>:

- Mix of homes - affordable housing
- Gypsy and Traveller site need
- Quality Places
- Heritage Assets
- Settlement Gaps
- Green Infrastructure / Open Spaces
- Biodiversity
- Pollution / Contamination
- Transportation / Active Travel
- Community Facilities
- Funding Infrastructure

<sup>18</sup> Non-spatial policy themes still to be appraised: specialist housing; internal space & access standards; countryside; coastal environment; sustainable drainage; sustainable development / adaptation to climate change; utilities; parking.

## Mix of Homes – Affordable

### *Size Threshold*

7.0.3 The NPPF states that affordable housing should only be sought for major development (defined as 10 or more homes or 0.5 ha or more). The adopted local plan (DM28) seeks affordable housing on sites based on the size thresholds specified in the NPPF above.

Option:

I – follow the adopted local plan and seek affordable housing on sites of 10 or more homes or 0.5 ha or more.

7.0.4 In light of the approach set out in the NPPF, there are considered to be no reasonable alternatives.

### *Proportion*

7.0.5 The NPPF states that on major developments, 10% of dwellings should be for affordable home ownership. The adopted local plan seeks that 35% of dwellings are affordable (of all tenures), subject to viability (policy DM28).

7.0.6 The Council will undertake a housing needs and viability assessment which will inform the proportion of affordable homes sought. The viability of provision might vary depending on whether sites are previously developed or greenfield. Options:

I – follow the adopted local plan and seek that 35% of all dwellings are affordable (of all tenures), subject to viability.

II – increase the proportion of affordable homes sought.

III – decrease the proportion of affordable homes sought.

IV – vary the proportion of affordable homes sought between previously developed and greenfield land.

7.0.7 In the light of the approach set out in the NPPF, all options will require that 10% of dwellings should be for affordable home ownership. Table 3A, Appendix C, show the results of appraisal of affordable housing options against the SA objectives.

### **Summary of Appraisal of Affordable Housing options**

#### *Size threshold*

In terms of appraisal the proposed policy approach performs well or very well against the Housing and Community Health sustainability objectives, which are essentially social in nature. Uncertain outcomes are anticipated against other objectives.

#### *Proportion of affordable housing*

As regards policy options on levels of affordable housing, an increase in provision – option II - performs well against social objectives (Housing / Community Health) but raises the degree of uncertainty where project viability is concerned. Conversely a decrease in affordable housing provision – option III - performs least well in sustainability terms, particularly against the Community Health objective. Maintaining adopted Local Plan provision performs reasonably well, whilst increasing the degree of variance in provision of affordable housing products, according to site conditions, increases the likelihood of uncertain outcomes against sustainability.

*Outcomes on affordable housing options*

Either maintaining current policy provisions – or increasing levels of affordable housing – appear to perform best against sustainability outcomes, particularly in socio-economic terms.

Elderly / Specialist / Self and Custom Build

7.0.8 The NPPF explains that the overall aim is to provide an appropriate mix of housing types for the local community (para. 60). The size, type and tenure of housing for different groups / needs should be reflected, including affordable housing, families with children, older people (including retirement and care homes), students, people with disabilities, service families, travellers, renting and self / custom build (para 63).

7.0.9 The adopted local plan explains that applicants should demonstrate how the proposal contributes to the overall mix of housing (policy DM24). Developments should seek to increase the supply of specialist and accessible housing; and the plan supports the provision of accommodation for older people (policy DM25). Where possible sites should include provision for self and custom build development.

7.0.10 The NPPF sets out the types of housing which should be considered. Affordable homes, homes for people with disabilities (mobility standards) and travellers are addressed in other sections. There is not considered to be a significant need for homes for students or service families in the Borough. This leaves homes for families, older people, renting and self / custom build to consider. Options:

I – follow the adopted local plan (support for an overall mix of homes, specialist / accessible housing, accommodation for the elderly, self / custom build).

II – follow the adopted local plan and add reference to homes for families and tenure (e.g. owned, rented).

III – allocate specific sites for specific types of homes.

IV – require larger sites to provide a proportion of specific types of homes.

***To be appraised***

Gypsies and Travellers

7.0.11 The national planning policy for traveller sites explains that Councils should assess the need for traveller sites and identify specific sites to meet needs for 5 years, and sites or broad locations for years 6 – 10 and where possible years 11 – 15. The adopted local plan allocates sites to meet confirmed needs to 2036 and includes a criteria-based policy to consider any other needs that arise.

7.0.12 The Council will update the assessment of traveller needs. Where additional needs are identified over the relevant time periods, the Council will consider how to meet this need. Options:

I – allocate sites with extant planning permission, or suitable currently unauthorised sites

II – extension of existing sites

III – new ‘stand-alone’ sites

IV – new sites as part of wider development sites

7.0.13 Table 3C, Appendix C, show the results of appraisal of Gypsy & Traveller Site need options against the SA objectives.

**Summary of Appraisal of Gypsy & Traveller site need options**

Appraisal of sustainability of options against this policy theme indicates that all possible measures around the provision of gypsy & traveller site need perform very well against the Housing objective and well against the Community Health objective, which aims at improving overall levels of safety and wellbeing. Elsewhere, uncertain sustainability outcomes are envisaged.

*Outcome on gypsy & traveller site options*

All options perform relatively well and it is conceivable that a suitable mix of these positive options would perform well in sustainability terms.

Internal space standards

7.0.14 The Government sets nationally described space standards. The national planning practice guidance explains that Councils have the option of applying these standards through their local plan.

The adopted local plan requires all new dwellings to meet these standards (policy DM30). The Council will update its evidence on the need for and viability of space standards.

Options:

I – follow the adopted local plan (and continue to apply the national space standards)

II – disapply the space standards

Access standards

7.0.15 The Government’s building regulation approved document M access to and use of buildings (dwellings) sets national standards. The national planning practice guidance explains that Councils have the option of applying these standards through their local plan.

7.0.16 The adopted local plan requires all dwellings to meet basic standards for visitable dwellings; and 80% of dwellings to meet the next standard of being accessible / adaptable dwellings. On sites of 40 dwellings or more it requires 7% of market housing to be wheelchair-adaptable and 8% of affordable housing to be wheelchair accessible. All specialist housing for the elderly and disabled should achieve the wheelchair user standard. The Council will update its evidence on the need for and viability of access standards. Options:

I - follow the adopted local plan (and continue to apply the standards as above)

II – increase the proportion of dwellings required to meet all or some of the standards

III – reduce the proportion of dwellings required to meet all or some of the standards

*To be appraised*

Achieving well designed and beautiful places (quality places)

- 7.0.17 The NPPF promotes good design to create high quality, beautiful and sustainable buildings and places (para 131). Developments should be visually attractive with good architecture, layout and landscaping; sympathetic to local character and history; establish a strong sense of place; optimise the potential to accommodate an appropriate amount and mix of development (to support local facilities and transport); create safe / inclusive / accessible / healthy places; and incorporate new trees (paras. 135 – 136).
- 7.0.18 The adopted local plan explains that new development should not have an unacceptable impact on / enhance amenity / character; take account of the context (character, appearance, uses, mass, scale, materials, layout, density, design and siting); not involve the loss of trees, etc; include landscaping / connect to green infrastructure / public art; create accessible communities; inhibit crime (policy DM1).

Option - follow the approach in the adopted local plan. In light of the approach set out in the NPPF, there are considered to be no reasonable alternatives. Table 3E, Appendix C, show the results of appraisal of Quality Place policy against the SA objectives.

**Summary of Appraisal of Quality Place policy**

Appraisal against all sustainability objectives shows good performance, albeit with uncertain outcomes across some environmental criteria (Climate Change, Waste, Biodiversity) pending more knowledge about mitigation measures within the projects coming forward. Very positive outcomes are anticipated against the Community Health, Landscape / Townscape and GI / Open Space parameters. Appraisal indicates that across a range of sustainability parameters attractive, accessible and healthy places perform well.

Heritage

- 7.0.19 The NPPF explains that heritage assets should be conserved in a manner appropriate to their significance, setting out in more detail the approach for different types of heritage asset. The adopted local plan reflects the approach in the NPPF (policies S8 and DM12).

Option – follow the adopted local plan’s (and the NPPF’s) approach to conserving (and enhancing) heritage assets. In light of the approach set out in the NPPF, there are considered to be no reasonable alternatives. Table 3F, Appendix C, show the results of appraisal of heritage asset policy against the SA objectives.

**Summary of Appraisal of Heritage Asset policy**

The proposed policy approach performs well overall in sustainability terms – especially well against the Heritage objective, and well against the Community Health and Economy objectives – the historical environment is, in principle, a boon for place prosperity as it boosts the visitor economy. Against other parameters there are deemed to be uncertain outcomes. The proposed policy approach generally performs well in sustainability terms.

7.0.20 The NPPF explains that plans should protect and enhance valued landscapes, recognise the intrinsic character and beauty of the countryside and the wider benefits of natural capital (including the best agricultural land, trees and woodland), maintaining the character of the undeveloped coast (whilst improving public access), and allocate land with the least environmental or amenity value (paras. 180 and 181).

### Countryside

7.0.21 The adopted local plan sets the overall approach by supporting agricultural development, extensions to existing uses, the re-use of buildings (though with limits to conversions to residential use), travellers' accommodation, open spaces, allotments, cemeteries and utilities (policy S5 criterion 1). Development will avoid adverse effects on the rural, woodland, riparian, or coastal character, the character of landscape, setting of national parks, and the significance of heritage / biodiversity assets; secure beneficial management to enhance landscape / biodiversity; avoid the sterilisation of minerals, protect the best agricultural land and protect soils (policy S5 criterion 2). Policy S5 cross refers to a range of DM policies which set out more detailed criteria for different types of development. Options:

I – follow the adopted local plan's overall approach (as set out in policy S5)

II – follow the general approach in A but with some more flexibility (for example to support the change of use of buildings to create new residential dwellings)

III – follow the general approach in A but with less flexibility (for example to not support the extension of existing buildings)

### *To be appraised*

### Settlement gaps

7.0.22 Eastleigh Borough contains a number of significant settlements, often separated by relatively narrow countryside gaps. These areas of countryside are important for maintaining the separate identity of these individual settlements, and are therefore intrinsic to the character of the countryside in the Borough.

7.0.23 The adopted local plan supports development provided it would not undermine the physical extent / visual separation of settlements; be detrimental to the character of the countryside; or the separate identity of settlements. It also lists the specific settlement gaps, which are defined on the policies map (Policy S6). Options I – III consider the degree of policy protection which should be provided to those areas which will continue to be designated as gaps:

I – follow the adopted local plan's overall approach

II – follow the general approach in A, but with more flexibility (e.g. by supporting development unless it has a significant effect on the gap)

III – follow the general approach in A, but with less flexibility (e.g. by not supporting any development in the gap)

- 7.0.24 A key consideration will be the overall extent of gaps (the areas designated as gaps). The overall extent of gaps was reviewed in 2020, and considered by the previous Local Plan Inspector, leading to the gaps which are incorporated within the adopted local plan. (The Council will consider through the local plan review process whether any changes have already occurred on the ground since 2020 which would mean the extent of gaps should change in a particular location [for example changes in landscape, or the provision of new infrastructure or development]. To date, the Council considers there have been no such changes).
- 7.0.25 The Local Plan Review will consider the need for new development. Where sites within gaps (as designated in the adopted local plan) have been proposed by landowners for development through the local plan review, the Council will consider whether or not the specific site can be allocated without undermining the purpose of the gap, and whether there are other merits to developing the site which would outweigh the gap designation. Therefore, the extent of gaps will be reviewed on a site-by-site basis through the local plan review. In addition, where Strategic Development Options are being considered, the Council will consider whether or not a new gap is needed to ensure that separation is retained between expanding settlements. It is important to consider these issues carefully through the assessment of individual sites.
- 7.0.26 Table 3H, Appendix C, show the results of appraisal of settlement gaps policy options against the SA objectives.

#### **Summary of Appraisal of Settlement Gaps policy options**

Sustainability appraisal of potential policy options reveals some contrasting likely outcomes: supporting development – option II - unless absolutely deleterious to a countryside gap between settlements, performs well in terms of Housing; meanwhile, avoiding development in gaps between the Borough’s settlements – option III - records more positive outcomes under parameters such as Landscape / Townscape, Biodiversity and Community Health.

Maintaining the current, more balanced, approach to retention of gaps between settlements indicates that outcomes for Housing, whilst positive, are more muted and those for Landscape / Townscape more uncertain – much would depend on how development projects were realised.

#### *Outcome on settlement gaps policy options*

It is likely that a hybrid approach to settlement gaps, based on an evidence-led analysis of development proposals on a site-by-site basis, would perform best in sustainability terms. This suggests that policy needs to ensure that, post-development, the integrity of countryside gaps between settlements remains strong.

#### Coast

- 7.0.27 The adopted local plan states that, along the coast, environmental designations will be protected and the importance of the marine sector (for economy and recreation) recognised. The plan aims to protect and enhance the landscape, biodiversity and heritage interest of the coast; retain existing boatyards / marinas; support sailing infrastructure along developed frontages; maintain and enhance other coastal recreation including access where this does not affect other interests; and achieve coastal protection / flood management (policy S7).

There are cross references to more detailed policies on boatyards (policy DM20) and recreation on the Hamble (policy DM35).

Options – follow the adopted local plan’s overall approach. The approach reflects the NPPF and so there are considered to be no reasonable alternatives.

*To be appraised*

Green Infrastructure / Open spaces

7.0.28 The NPPF recognises the importance of high-quality open spaces for health, well-being, habitats and climate change. It sets the same approach / criteria to protecting existing open space as set out in DM32 below. Local or neighbourhood plans can designate strongly protected Local Green Space if it meets specific criteria. Adopted plan policy S9 aims to protect, provide and enhance multi-functional green infrastructure in this way: landscape scale strategic links (settlements / countryside / coast / large open spaces); connecting habitats; incorporated into new / existing development to link new / existing open spaces / community facilities; green stepping stones: trees, green roofs / walls, pocket parks, etc; incorporating historic buildings / landscapes; local food growing. The following policies are also pertinent:

- Policy DM32 – the loss of existing / allocated open spaces is only supported in exceptional cases (e.g. where it is demonstrably surplus to requirements, or the loss is replaced by equivalent / better provision).
- Policy DM33 – new residential development will achieve quantitative / qualitative / accessible open space standards (as specified) (depending on the level of existing provision) through provision or funding to improve quality
- Policy DM34 – open space and facilities will be supported subject to criteria (e.g. ancillary facilities in countryside)

7.0.29 The approach in the adopted plan to the protection of green open space reflects the NPPF and so there are considered to be no reasonable alternatives. The options below reflect the provision of new open space:

I – continue with the open space standards for new development in the adopted 2036 plan

II – increase the open space requirements for new development (particularly larger developments / larger on-site spaces / green infrastructure links)

III – identify a Borough wide strategic network of greenspace, including Local Green Space(s) which meet multiple aims (e.g. settlement gaps, biodiversity, suitable alternative natural green space, etc)

IV – decrease or adapt the open space requirements for new development (particularly smaller more urban developments / green roofs / walls / enhancing existing open space)

7.0.30 Table 3H, Appendix C, show the results of appraisal of GI / Open Spaces policy options against the SA objectives.

**Summary of Appraisal of GI / Open Spaces policy options**

The options appraised reflect the provision of new open space, with outcomes generally positive as regards continuing with adopted Local Plan policy. Sustainability gains are deemed most likely



under the Green Infrastructure / Open Space and Community objectives, with probable benefits for parameters such as Landscape / Townscape, Biodiversity, Climate Change Adaptation.

Policy provisions (options II and III) that seek to increase greenspace improve socio-economic and environmental outcomes, notably in the domains of Green Infrastructure / Open Space and Community Health and hint at good outcomes in Landscape / Townscape, Biodiversity and Climate Change Adaptation – albeit dependent on how specific development projects were realised on the ground. Extending provision under a scenario of a strategic multifunctional greenspace network for the Borough – option IV - consolidates even further the likelihood of improvements in parameters such as Biodiversity and Landscape / Townscape. A reduction in provision, meanwhile (option IV) envisages more questionable sustainability outcomes in areas such as Community Health, and even attracts a negative judgement for Sustainable Transport / Accessibility, since there would be less space to provide attractive cycle and pedestrian routes.

*Outcomes on GI / Open Space policy options*

In terms of sustainable development approaches that seek to increase greenspace would improve socio-economic and environmental outcomes generally. An approach meanwhile that extends such provision into a Borough-wide network consolidates even further the likelihood of improvements in environmental parameters.

Biodiversity

7.0.31 The NPPF identifies a hierarchy of designations. It also states plans should support biodiversity net gain, including by establishing coherent ecological networks / taking a strategic approach to enhancing networks / plan for the enhancement of natural capital at a landscape scale. A statutory 10% biodiversity net gain is being introduced. The adopted plan 2036 protects designations in accordance with their importance, identifies strategic mitigation and seeks a net gain in biodiversity. The overall approach is established by national policy. Options:

I - Follow the 2036 plan, updated to incorporate the statutory 10% biodiversity net gain and local nature recovery strategy

II – as above but include policy aim for higher than 10% BNG

7.0.32 Table 3K, Appendix C, show the results of appraisal of Biodiversity policy options against the SA objectives.

**Summary of Appraisal of Biodiversity policy options**

Plans should support biodiversity net gain, including by establishing coherent ecological networks / taking a strategic approach to enhancing networks / plan for the enhancement of natural capital at a landscape scale. A statutory 10% biodiversity net gain has been introduced.

The overall approach established by national policy reveals good sustainability performance across a range of environmental and socio-economic objectives, including especially Biodiversity, Pollution and Community Health. Improved biodiversity outcomes are forecast as good against even economic indicators. The degree of positivity of sustainability outcome increases in the scenario of greater than statutory 10% biodiversity net gain (option II).

*Outcomes on biodiversity policy options*

It is evident that achieving greater than 10% statutory biodiversity net gain would perform very well against environmental outcomes. However, it is important to test the feasibility of this in real-world scenarios.

Sustainable drainage

7.0.33 The NPPF encourages the use of natural flood management techniques (para. 167). Major developments should incorporate sustainable drainage systems unless it is clear this would be inappropriate. Where possible these should provide multifunctional benefits. (Para 175).

7.0.34 The adopted plan requires new development to incorporate sustainable drainage (SuDs). Where feasible naturalised filtration should be included: sites of 1ha or more or within 100m of a Special Area of Conservation should include 3 forms of naturalised filtration; sites of 0.5 ha – 1 ha should include 2 forms of naturalised filtration. SuDs should be designed in accordance with the SuDs manual; manage surface water as close to source as possible; reduce discharge rates as far as possible and on greenfield sites mirror greenfield rates.

Options

I – continue with the approach in the 2036 plan

II – require more naturalised filtration on smaller sites

III – require less naturalised filtration on larger sites

Sustainable Development

7.0.35 The NPPF states the aim to radically reduce emissions, support renewable / low carbon energy (with a positive strategy to consider whether to identify sites and networks), design buildings to minimise energy use, and encourage the use of resources and buildings. The NPPF also supports adaption: to take account of flood risk / coastal change (locating inappropriate development away from areas at higher risk, to avoid overheating and to ensure adaption in relation to water supply, biodiversity, landscapes).

7.0.36 The NPPG sets out the approach for energy performance. For residential development standards can be set higher than the national building regulations up to the equivalent of level 4 of the code for sustainable homes. For non-residential development there are no restrictions. The NPPG also sets out the national standard for water efficiency for dwellings of 125 litres per person per day, with an optional higher standard of 110 litres per person per day. The adopted plan sets out the following approaches:

- Policy DM2 sets out standards for energy performance, water efficiency (using the higher national standard), and where practical requires passive design, connections to low carbon energy networks, the use of recycled / low carbon / locally sourced materials, and buildings designed flexibility to support re-use.
- Policy DM3 sets out the approach to adapting to climate change covering SuDs, a cooling strategy, and reducing water demand.
- Policy DM4 supports zero/low carbon energy and combined heat and power.
- Policy DM5 sets out the approach to avoiding flood risk.

7.0.37 Based on national policy, there is no reasonable alternative to the adopted local plan 2036 in terms of supporting low carbon energy / heat networks, reuse of resources, minimising vulnerability / adaption (flood risk / cooling). The options below are focussed on the energy performance standards. The options for water efficiency standards are included for completeness, although the Council has already established the case for the higher standard through the adopted local plan. Options:

*Energy performance - Residential*

I – maintain national building standards

II – a higher standard than A (e.g. code level 4 equivalent)

III – keep Government policy under review and aim where possible for a higher standard than C

*Energy performance - Non residential*

I – maintain the adopted plan’s approach

II – a higher standard than D

*Water efficiency standards*

I – maintain the adopted plans approach to achieve the Government’s higher water efficiency standard (110 litres)

II – reduce the water efficiency standard to the Government’s lower water efficiency standard (125 litres)

***To be appraised***

Water / waste water / telecommunications; other utilities (electricity, gas)

7.0.38 The NPPF sets out the importance of advanced communications infrastructure, and that policies should set out how these are delivered, with the number of masts kept to the minimum needed.

- Policy DM9 states that utility and communications proposals will be permitted in accordance with specified criteria.
- Policy DM10 explains that development and water infrastructure will be phased, to ensure compliance with Habitat Regulations and Water Framework Directive

Option – follow 2036 adopted local plan. This approach reflects national legislation and the NPPF; there are considered to be no reasonable alternatives.

***To be appraised***

Pollution

7.0.39 The NPPF explains that planning policies should ensure that development sites are suitable taking account of ground conditions, land stability, and contamination. Development should be appropriate for its location taking account of the likely effects of pollution on health, living conditions and the natural environment. Significant adverse noise effects should be avoided, and light effects limited. Planning policies should contribute to compliance with the relevant

national limits or objectives for pollutants, taking account of Air Quality Management Areas, opportunities to improve air quality and mitigate impacts (e.g. through travel management or green infrastructure).

- Policy DM8 states that development will not be supported if it is likely to cause loss of amenity, impact on public health or other unacceptable environmental impact through air, water, noise / vibration or light pollution, or through land contamination. Susceptible development will not be supported where it would be adversely affected. Contamination will be remediated

Options – follow the adopted plan’s overall approach. The approach reflects national legislation and the NPPF; there are considered to be no reasonable alternatives to the overall approach. Table 3O, Appendix C, show the results of appraisal of pollution and contamination policy against the SA objectives.

#### **Summary of Appraisal of pollution and contamination policy**

Development should be appropriate for its location taking account of the likely effects of pollution on health, living conditions and adverse noise and light effects limited. Continuing this approach as proposed policy performs well in principle against a range of sustainability objectives, most especially Biodiversity, Pollution and Community Health, but also against Natural Resources.

#### Transport and other infrastructure

7.0.40 The NPPF explains that plans should address the impacts of development on transport networks, realise opportunities from existing / proposed transport infrastructure, technology and usage, promote walking, cycling and public transport, the environmental effects of transport are appropriately mitigated and transport is integrated into design to achieve high quality places. Patterns of growth should be actively managed to support these objectives. The adopted plan sets the following approach:

- Policy S11 – seeks to minimise emissions, pollution, and congestion by supporting walking, cycling and public transport, safeguarding routes and securing infrastructure. Key transport improvements across all modes are listed (and policy S12 lists new and improved footpaths / cycleways).
- Policy DM13 requires safe access, provision for pedestrians, cyclists and public transport, and the implement of the off site improvements required.

7.0.41 The overall approach is consistent with the NPPF, so no reasonable alternatives. Transport measures needed with new development will need to be carefully assessed to establish the best mix of measures.

Option – continue with the approach in the adopted local plan. The overall policy approach reflects the NPPF and so there are considered to be no reasonable alternatives to this approach. The specific transport improvements required with new development will be identified alongside Borough-wide development options and assessed further at that stage. Table 3P, Appendix C, show the results of appraisal of transportation / active travel policy against the SA objectives.

### **Summary of Appraisal of transportation and active travel policy**

Development planning should address the impacts on transport networks, realise opportunities from existing / proposed transport infrastructure, technology and usage and promote walking, cycling and public transport. Patterns of growth should be actively managed to support these objectives.

In principle the continuation of such an approach performs well against a number of sustainability parameters, notably Climate Change Mitigation, Sustainable Transport / Accessibility and Community Health. In reality uncertainty, however, exists in the domain of Pollution since, despite the best endeavours of local transport policies, some negative outcomes can perhaps not be completely excluded.

### Parking

7.0.42 The NPPF explains that any parking standards should take account of issues such as public transport accessibility, car ownership, and the need for spaces for electric vehicles, etc. Maximum standards should only be set where there is a clear justification in terms of managing the local network or optimising densities in town centres and locations accessible by public transport.

- Policy DM14 states that adequate provision should be made for residential parking, in accordance with the minimum standards in the SPD, whilst avoiding over provision.

Options:

I – continue with the approach in the adopted local plan

II – set standards, but without expressing them as a minimum or a maximum

III – set maximum standards where there is a clear justification (e.g. in Eastleigh town centre)

### ***To be appraised***

### Community facilities

7.0.43 In the adopted local plan:

- Policy S10 explains that the Council will work with relevant bodies to secure new community infrastructure, for new development: schools, medical facilities, cemeteries, and other community infrastructure (e.g. halls, local shops).
- Policy DM36 states that new community, cultural and leisure facilities will be supported in centres, and elsewhere subject to the sequential approach, accessibility, etc. The loss of community facilities will not be supported unless they are relocated or surplus to requirements.

Option – continue the approach in the adopted local plan. It is important to secure the facilities needed to support communities. It is considered that there are no reasonable alternatives. Table 3R, Appendix C, show the results of appraisal of provision of community facilities policy against the SA objectives.

### **Summary of Appraisal of community facilities policy**

The Council will work with relevant bodies to secure new community infrastructure, for new development: schools, medical facilities, cemeteries, and other community infrastructure (e.g. halls, local shops). The loss of community facilities will not be supported unless they are relocated or surplus to requirements.

In terms of sustainability appraisal, a continuation of the adopted Local Plan approach to providing community facilities is considered to be good for the Community Health objective and potentially also for the Economy criterion.

### Funding

7.0.44 In the adopted local plan:

- Policy DM38 states that development will be permitted providing it has provided or contributed to the infrastructure needed.

Option – continue the approach in the adopted local plan. It is important to secure the infrastructure needed to support new development. It is considered that there are no reasonable alternatives.

Table 3S, Appendix C, show the results of appraisal of transportation / active travel policy against the SA objectives.

### **Summary of Appraisal of policy for funding infrastructure**

Development will be permitted providing provides / contributes to the infrastructure needed. In sustainability terms maintaining the adopted Local Plan approach constitutes a positive outcome against many objectives, including Sustainable Transport / Accessibility and Economy, with considerations against some environmental parameters being initially uncertain.

## **8.0 SA of the Eastleigh Local Plan Review: Next Steps**

This section explains how the national guidance for preparing an SA is intended to relate to the Eastleigh Local Plan Review process.

### **Stage A – Scoping Report**

Stage A of the SA process - the Scoping Report stage – has been undertaken and is available alongside the Interim Report. The next stages of the SA process (B – E) are set out below, along with a description of how they apply to the Local Plan process (regulations 18 – 24). Stages B – D each apply at a number of different stages in the Local Plan process. Therefore, they do not represent a chronological order, rather an iterative process to refine the Local Plan. It is also possible that the Scoping Report (Stage ‘A’) can be updated as the Local Plan is progressed. Stage B has partly been begun, as demonstrated by the Interim Report and appendices.

### **Stage B – Identifying and refining alternatives and assessing effects**

Public consultation at Issues & Options (Regulation 18) stage is undertaken to include key bodies, the public and all interested parties. The comments received will help to refine the SA as it progresses. Public and stakeholder input, especially at this early stage, is essential in the sustainability appraisal

process, enhancing the quality, legitimacy, and effectiveness of outcomes. Involvement ensures that the process is inclusive, transparent, and responsive to the needs and concerns of all affected parties. Following consultation, the Eastleigh Local Plan Review will continue to be assessed against the SA objectives using the SA Framework. A further Sustainability Appraisal Report will be published at the 'Pre-submission' plan stage. This will:

- provide a comprehensive evaluation of the potential effects, including cumulatively, of the 'reasonable alternative' proposed development sites and localities (SDOs and SMSOs);
- recommend mitigation and enhancements;
- explain why certain sites or site options are deemed 'preferred', whilst others have been excluded from the preferred development strategy;
- make recommendations to guide the ongoing development of the Local Plan.

### **Stage C – Publishing the Sustainability Appraisal Report<sup>19</sup>**

Interim Sustainability Appraisal Reports will be published during the Regulation 18 process at the:

- Issues and options stage
- Preferred option stage

A Sustainability Appraisal Report will be published:

- At the 'Pre-submission' plan stage (regulation 19)
- Updated through the examination process as needed (regulation 24).
- At the adoption of the plan (regulation 26).

In addition, a Sustainability Appraisal Adoption Statement will be prepared at the regulation 26 stage. This will set out how environmental / sustainability considerations, and the SA report findings, have been integrated into the plan; how the opinions expressed have been taken into account; the reasons for choosing the approach in the plan adopted against the reasonable alternatives considered; and the measures for monitoring the significant environmental / sustainability effects of the plan during its implementation.

### **Stage D – Consulting on the draft Local Plan and the Environmental (SA) Report**

Public consultation will be undertaken in accordance with the Council's Statement of Community Involvement, to include statutory / non statutory bodies, the public and all interested parties. The comments received will help to refine the SA as it progresses. Iterations of the Sustainability Appraisal report will be published at key stages of the plan-making process of the Eastleigh Local Plan Review: as it is prepared, submitted and adopted.

### **Stage E - Monitoring the significant effects of implementing the Local Plan post adoption**

It is essential that the performance of the Local Plan Review once it's adopted is regularly monitored to ensure that it is meeting its objectives and that any negative impacts are minimised/eliminated. In terms of the monitoring itself, many of the indicators identified in the baseline data will be particularly useful. This data will allow us to check if the SA predictions of the sustainability effects of

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<sup>19</sup> The reporting of how sustainable development measures and considerations have been factored into the assessment of the emerging Local Plan and its strategic themes and policies, strategic development options, smaller site options, site allocations and development management policies is subject to change if the Environmental Outcomes report becomes law and replaces the Sustainability Appraisal process.

a Plan are accurate, and moreover to check that the Local Plan Review is contributing to the achievement of the SA Objectives. In order for this to be possible however it will be dependent on ensuring that the baseline data is up to date and regularly reviewed.



## List of Appendices

- A. Summary of Scoping consultation responses
- B. Identification of Reasonable Alternative sites
- C. Detailed Appraisal Tables

## Appendix A: Summary of Scoping consultation

What follows is a summary of consultation on the SA Scoping Report for the Eastleigh LPR, which took place with the main four statutory stakeholders during spring 2024. Recommendations, where appropriate, have been incorporated into either the SA Framework or the wider SA process.

### 1. Natural England

The following types of plans relating to the natural environment should be considered where applicable:

- Green infrastructure strategies
- Biodiversity plans
- Rights of Way Improvement Plans
- Shoreline management plans
- Coastal access plans
- River basin management plans
- AONB and National Park (National Landscape) management plans
- Relevant landscape plans and strategies.
- Air quality can have impacts upon the natural environment, and designated sites – consider including in the key issues.
- Best and Most Versatile agricultural land is covered in SA Objective 5 but not in the key issues and should be added.
- Improving people’s access particularly to nature could also be incorporated into the key issues.
- The Climate change adaptation and mitigation SA objectives (SA7 and SA8) should also consider impacts upon the natural environment, and use of nature-based solutions to the issues. This objective (SA7) should include enabling biodiversity to adapt to and be resilient to climate change. This should consider the restoration of natural processes and the avoidance of action that further degrades or constrains the natural environment’s ability to respond to the effects of climate change.
- Support the inclusion of achieving local nature recovery.
- SA Objective 10 could be stronger in reference to the restoration and enhancement of biodiversity, with the current focus appearing to be on avoiding damage and achieving Biodiversity Net Gain (an existing requirement). The site framework could also be clearer in ensuring that true biodiversity benefits are reflected that go beyond mitigation requirements.
- SA Objective 11 could also include the protection/enhancement, or at least avoiding impacts to, existing GI alongside trees and public rights of way. There is a risk that in some situations, development on land of limited biodiversity value can *per se* lead to the creation of islands of biodiversity, permanently severed from other areas. Wording is suggested to ensure current ecological networks are not compromised, and future improvements in habitat connectivity are not prejudiced. SA Objective 11: ‘Protect’ re the Borough’s multifunctional green infrastructure networks was added.
- Bespoke indicators should be chosen relating to the outcomes of development management decisions; the following indicators may be appropriate:

### *Biodiversity*

- Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance.
- Number of planning approvals granted against Natural England advice on adverse biodiversity impacts.
- Percentage of major developments generating overall biodiversity enhancement.
- Hectares of biodiversity habitat delivered through strategic site allocations.

### *Landscape*

- Amount of new development in AONB / National Park / Heritage Coast with commentary on likely impact.

### *Green infrastructure*

- Percentage of the population having access to a natural greenspace within 400 metres of their home.
- Length of greenways constructed.
- Hectares of accessible open space per 1000 population.

## **2. Environment Agency**

- The SA Objectives do not have any specific reference to flood risk or flood resistance and resilience and recommend this is reviewed. 'Including flood risk and coastal change' was added to SA objective 7.
- SA Objective 11 (Green Infrastructure, Open Space and Leisure) – to include a reference to green *and blue* infrastructure (including in any emerging Local Plan policies).
- Appendix 1 – Recommend referencing the Selsey Bill to Hurst Spit SMP13 Shoreline Management Plan.
- Appendix 2 – There can be multiple sources of flood risk (rivers, sea, surface water, reservoirs, sewers and groundwater) which need to be considered cumulatively in accordance with paragraph 166 of the NPPF. This section has been modified to show the multiple sources of flood risk in the Borough.
- There should be some scoring relating to the cumulative impacts of flood risk from all sources.

## **3. Historic England**

- Most plans, policies and programmes identified in relation to the historic environment
- An appropriate baseline has been established against which to assess the plan's proposals – although recommended that more detail is added to the baseline information on heritage at risk, the Borough's archaeological assets and coastal erosion
- In terms of key heritage issues, heritage should be viewed as an opportunity and not simply a constraint – more detail could be added on the role of heritage in climate change mitigation and adaptation, which connects also with the plan's approach to heritage at risk (including risks from coastal erosion).
- SA objectives are fine although minor changes are suggested to the wording to SA13 and with the proposed decision-making criteria, such that the approach includes the setting of all heritage assets.

#### **4. National Highways**

- The key objective in Table 2 of the main report is to reduce road traffic and congestion through reducing the need to travel by private car and improving sustainable travel choices aligns well with circular 01/22 which encourages planning authorities to focus on developing active travel and sustainable public transport as a means of reducing road traffic and thereby alleviating pressure on the SRN.
- The scoping report complies with circular 01/22 because, whilst the M27 and M3 are mentioned as key parts of the area’s transport network, there is a large emphasis on promoting other means of transport and improving sustainable transport, rather than relying on the SRN.
- Appendix 2, baseline information, sets out some known congestion hotspots in the Borough, none of which, however, on the SRN.
- SA objective 4 in the draft SA Framework aligns well with the policies set out in circular 01/22 which encourages development to be well-located, within easy reach of facilities which will help to encourage a modal shift away from single occupancy vehicle use. National Highways therefore supports the criteria as they are set out.

## Appendix B: Identification of Reasonable Alternative sites

### Reasonable alternative greenfield development locations including options for strategic development and small & medium sites

#### Introduction

1. This Appendix sets out how the ‘reasonable alternative’ greenfield site options have been identified; and how these site options have been combined to create:

- Strategic Development Options (SDOs), each divided into sub areas;
- Small and Medium Site Options (SMSOs).

2. All these SDOs, sub areas, and SMSOs have undergone an initial assessment in the Sustainability Appraisal for the Issues and Options Stage.

#### Identification of ‘Reasonable Alternative’ Greenfield Development Site Options

3. In accordance with the NPPF and the principles of sustainable development, development should be focussed first in urban areas wherever possible. Therefore, the defined urban area is a suitable location in principle for development. Furthermore, where sites have planning permission or are allocated in the adopted local plan, the principle of development is established. The focus is to assess the ‘reasonable alternative’ greenfield site options.

4. 91 different predominately greenfield sites have been proposed for residential or residential and mixed-use development. 88 sites were proposed by developers or landowners through the ‘call for sites’. 3 sites were identified by the Council’s planning policy team for considerations<sup>1</sup>. 5 further sites were proposed by landowners. However, 3 sites were proposed for environmental mitigation only; and 2 were small sites proposed for leisure / employment only associated with a golf course.

5. The Strategic Land Availability Assessment (SLAA) assesses all of these sites. It establishes which of the 91 sites are reasonable alternative options for residential / mixed use development. These reasonable alternative options are then assessed further through the Sustainability Appraisal.

6. 1 of the 91 sites is already allocated for development and has a resolution to grant planning permission. The principle of development at this location has therefore already been established, and this does not need to be assessed further through the Sustainability Appraisal<sup>2</sup>. (The proposal is to increase the density of development on the site, and this will be assessed further as part of the assessment of density and design policies).

7. The National Planning Policy Framework (NPPF) explains that plans should apply a ‘presumption in favour of sustainable development’. In summary, this means promoting a sustainable pattern of development to meet development needs<sup>3</sup>, and that the need for development should be provided for unless:

- I. Areas or assets of particular importance protected by the NPPF provide a strong reason for restricting development; or

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<sup>1</sup> These were sites in some of the areas which were released from settlement gaps in the adopted local plan.

<sup>2</sup> SLAA site FO14: One Horton Heath.

<sup>3</sup> NPPF para. 11a and 11b

- II. Any adverse effects of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

8. With reference to point 1, the NPPF paragraph 11 footnote 7 defines the areas or assets of particular importance, with additional detail provided in the NPPF glossary. The areas or assets which affect Eastleigh Borough<sup>4</sup> are:

- Habitats sites (including Special Areas of Conservation, Special Protection Areas, and Ramsar sites);
- Sites of Special Scientific Interest (SSSIs);
- Irreplaceable habitats (ancient woodland, ancient and veteran trees and salt marsh);
- National Parks (i.e. the South Downs National Park close to parts of Eastleigh Borough);
- Designated heritage assets (a Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, or Conservation Area) and assets of archaeological interest of equivalent significance to scheduled monuments;
- Local Green Spaces;
- Areas at risk of flooding or coastal change.

9. These are internationally or nationally protected designations. A significant part of the Borough is covered by such designations, as illustrated on Map 1. This includes for example the biodiversity and flood risk designations along the Itchen and Hamble river valleys and the coast, as well as ancient woodland, conservation area and registered park and garden designations around the Borough.

10. The Council considers, in the light of the NPPF, that if a site is covered to a large extent by one of these international or national designations it does not represent a ‘reasonable alternative’ option. The SLAA identifies that only 1 of the 91 sites falls into this category<sup>5</sup>.

11. Therefore, of the 91 sites assessed in the SLAA, the principle of development has already been established at 1 location, and 1 location is not a ‘reasonable alternative’. All of the other 89 sites are ‘reasonable alternative’ greenfield development options to be assessed further through the Sustainability Appraisal.

12. With reference to point 2 in the NPPF above, the relative adverse effects and merits of sites are judgements to be assessed through the Sustainability Appraisal. They may or may not be points which, after more detailed assessment, affect the overall level of development which can be provided in the final adopted Local Plan Review. However, they are not points which at this stage should exclude sites from being ‘reasonable alternatives’ to be further assessed.

13. The next stage is to identify from these ‘reasonable alternative’ greenfield site options:

- Strategic Development Options (SDOs) – areas capable of forming large coherent new communities.
- Small and Medium Site Options (SMSOs).

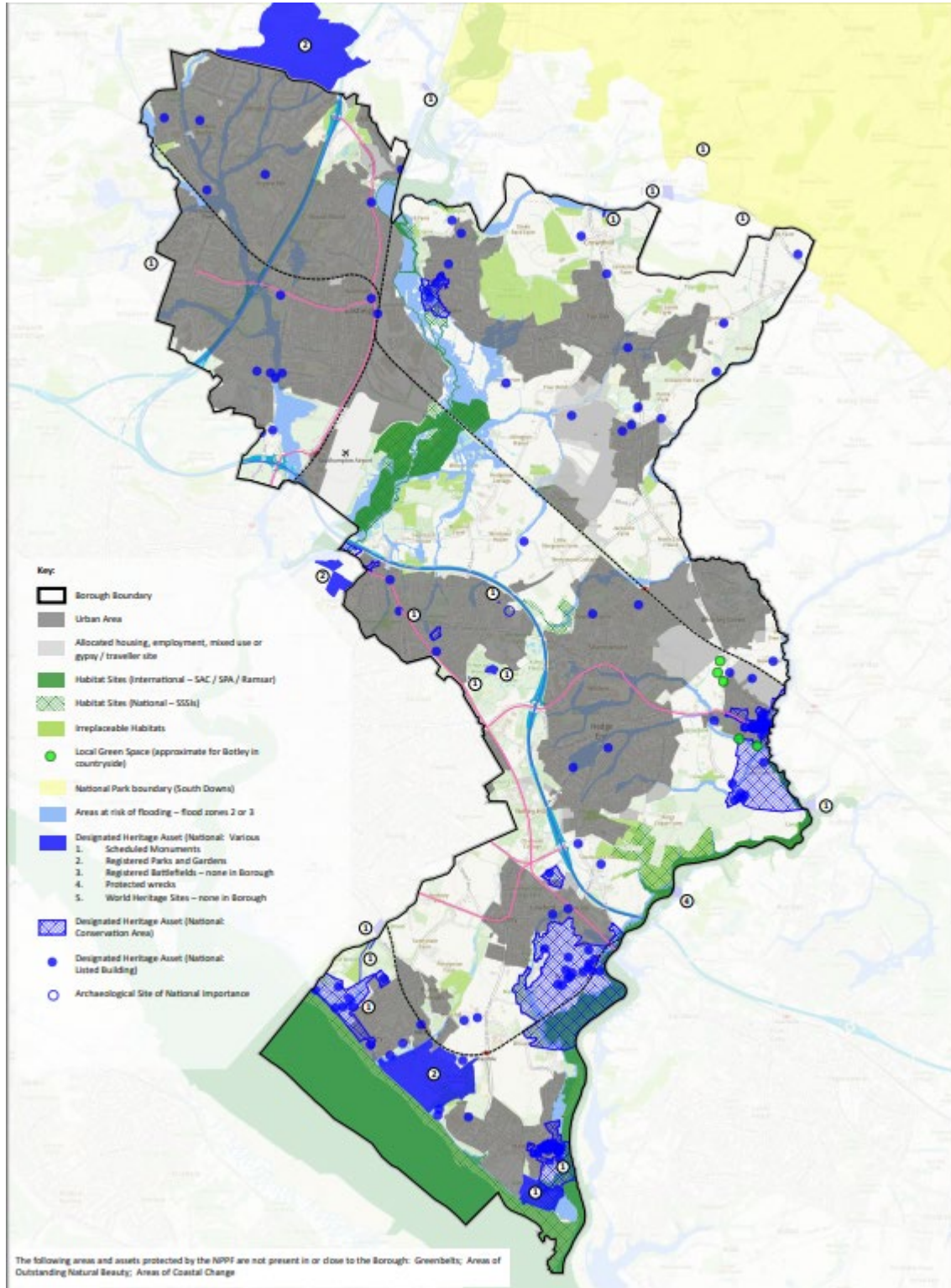
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<sup>4</sup> The NPPF footnote 7 also identifies areas and assets which do not currently affect Eastleigh Borough: Green belts, and Areas of Outstanding Natural Beauty, and Heritage Coast. In addition, only the types of irreplaceable habitat and designated heritage asset found in Eastleigh are listed above.

<sup>5</sup> SLAA site HOU004: Woodlands, Hound Road, Netley. This site is wholly within a Designated Heritage Asset: Registered Park and Garden.

14. Where a site proposed by a developer is not included in an SDO it is still included as an SMSO. This means that all the ‘reasonable alternative’ sites which have been proposed will be assessed and considered.

Map 1: Important International / National Designations, Eastleigh Borough



## Identification of Strategic Development Options

### PfSH Spatial Position Statement

15. The supporting evidence<sup>6</sup> to the PfSH Spatial Position Statement (2023) defined green field “Broad Areas of Search for Growth”. The evidence mapped potential areas by excluding existing built-up urban areas, the currently proposed new development areas, as well as (inter)national and other important designations. The remaining areas, where they had the potential to achieve a relative degree of transport accessibility, were typically considered to be the potential broad areas of search.

16. This process included identifying one broad area of search in Eastleigh Borough: “south-east / east of Eastleigh town (Eastleigh)” as set out in SPS8 of the PfSH Statement<sup>7</sup>.

17. It is important to stress that the Spatial Position Statement recognises that these are potential areas for strategic development, and that the suitability and deliverability of these areas will be considered through more detailed assessment in local plans against other options put forward (SPS8 and paras. 6.40 – 6.42).

### Local Plan Review

18. This Appendix takes into account a similar range of factors to those used in the PfSH supporting evidence. However, it identifies a range of more specific Strategic Development Options to ensure that all reasonable alternatives across the Borough are identified and assessed in more detail through the local plan process.

19. As set out above, any large areas of international or national designations as defined by the NPPF as being of particular importance (Map 1) are not considered to be ‘reasonable alternative’ options for SDOs. The SLAA has identified that only one of the sites are affected in this way. This still leaves a wide range of other greenfield areas and sites across the Borough.

20. The aim is to identify a proportionate range of ‘reasonable alternative’ Strategic Development Options for further assessment which are potentially capable of creating and delivering large and coherent new communities whilst respecting the important characteristics of the Borough as a place.

21. Therefore, in addition to avoiding the international and national designations, the SDOs have been identified by taking into account:

- Other important designations or allocations;
- Any major physical barriers (e.g. a motorway) which would prevent a large coherent community from being created within an area;  
Where a larger agglomeration of sites have been put forward by developers through the ‘call for sites’.

22. The NPPF identifies the international and national designations of particular importance in exercising the presumption in favour of sustainable development. They are therefore a key determining factor: SDOs are only identified in areas largely unaffected by these designations.

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<sup>6</sup> Identification of Broad Areas of Search for Growth Assessments, PfSH, December 2023.

<sup>7</sup> [PfSH-Spatial-Position-Statement-6-December-2023.doc \(live.com\)](#)



23. The other factors identified above are either recognised directly by the NPPF or support the underlying aims of the NPPF. Table I lists the other important designations and the approach to them in the NPPF. These include:

*Table I: Other important designations*

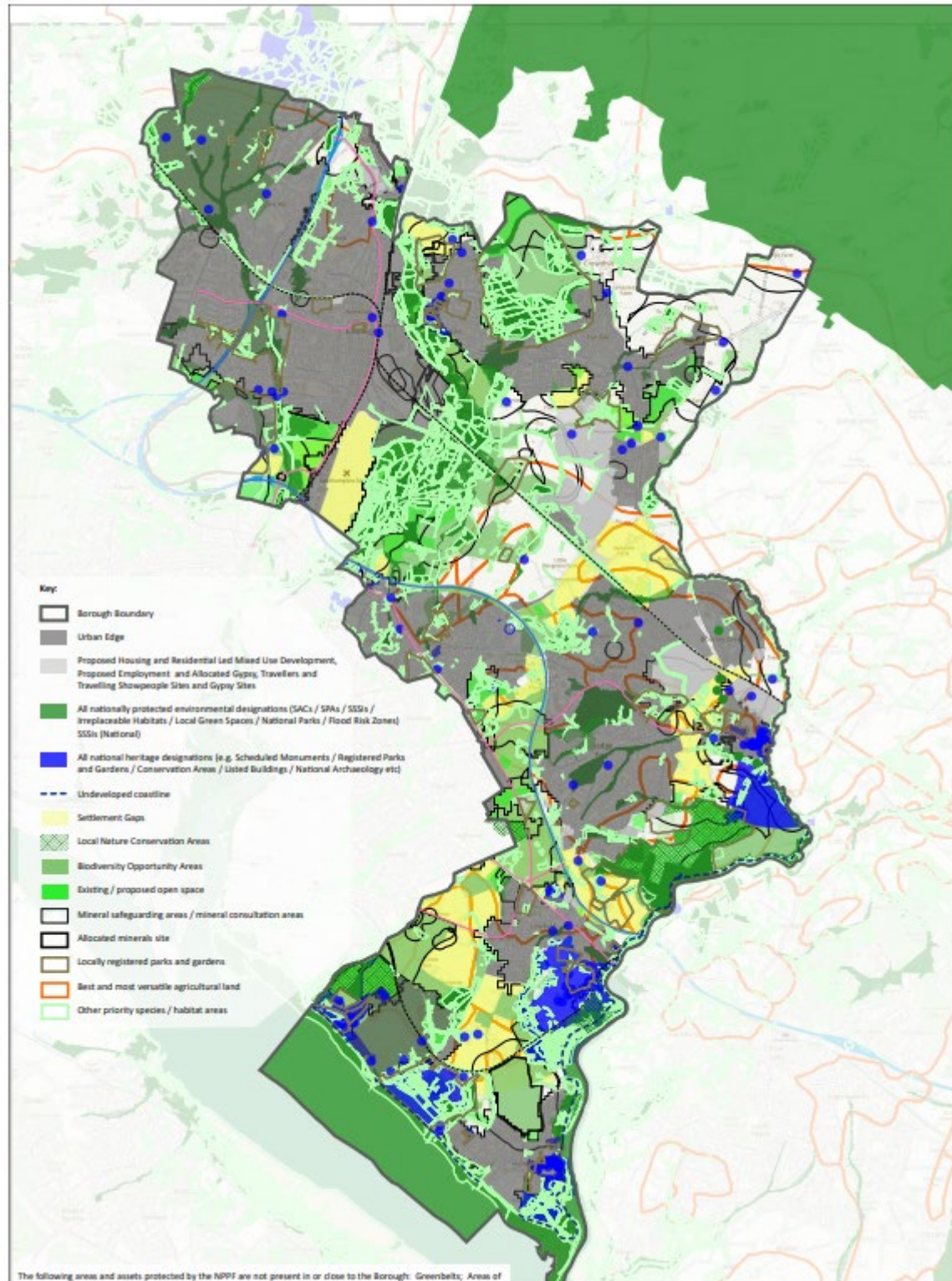
<i>Designation</i>	<i>Brief summary of NPPF approach</i>
Local nature conservation areas (e.g. sites of importance for nature conservation and local nature reserves)	Para 180 – protecting and enhancing sites of biodiversity value (commensurate with their statutory status). Para 181 / 185 – plans should distinguish between and safeguard the network of international, national and locally designated sites and wider ecological networks.
Other priority habitats / species	Para 185 – plans should conserve and enhance priority habitats and species.
Biodiversity Priority Areas (Eastleigh Biodiversity Strategy 2024 – 2034)	Para 180 – minimising impacts on and providing net gains for biodiversity, including coherent ecological networks. Para 181 / 185 – plans should take a strategic approach to maintaining and enhancing networks of habitats, and secure biodiversity net gain.
Settlement gaps	Para 180 – recognising the intrinsic character of the countryside
Existing and proposed public open space	Para 103 – Existing open space should not be built on unless it is surplus or replaced.
Locally registered parks and gardens	Para 195 – heritage assets should be conserved in a manner appropriate to their significance. Para 209 – the effects on non-designated heritage assets should be taken into account, using balanced judgement.
Undeveloped coast	Para 180 – maintaining the character of the undeveloped coast
The best and most versatile agricultural land	Para 180 – recognising the economic and other benefits of the best and most versatile agricultural land
Mineral resources	Para 216 – planning policies should safeguard mineral resources, ensuring that specific mineral resources are not sterilised, and encouraging prior extraction.

24. The above designations are illustrated on Map 2 (overleaf). The NPPF generally seeks that these designations are recognised and/or refers to them within a hierarchy of importance. In accordance with the presumption in favour of sustainable development, development should not be supported where the adverse effects of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

25. Map 2 illustrates that most of the greenfield areas of the Borough are covered by either the particularly important international / national designations and/or the other important designations recognised by the NPPF. The main areas which are generally free of any of these designations are to the south-east / east of Eastleigh town. This is the area identified by the PfSH Spatial Position Statement as a broad area of search.

26. However, focussing solely on the areas of the Borough with no designations limits the number of alternative strategic development options which can be assessed. Therefore, in accordance with the NPPF, the other important designations illustrated in Map 2 are taken into account in identifying and shaping the ‘reasonable alternatives’ for SDOs but are not taken to automatically exclude areas as being ‘reasonable alternatives’ for SDOs.

Map 2: All designations, Eastleigh Borough



27. This approach means that the SDOs which are identified for further assessment will represent coherent options for potential strategic growth, and which will reflect and integrate with the important characteristics of the Borough. They are likely to broadly represent the shape and form of the SDO which could be delivered over the plan period if that location were selected for development. This creates a proportionate and robust basis for further assessment.

28. At this stage, the Council is only identifying 'reasonable alternative' SDOs for further assessment. The international, national and other important designations will all be taken into account in the further assessment to support the selection of preferred SDOs.

29. This further assessment will also take into account a range of other important planning considerations which are not mapped or taken into account to identify the 'reasonable alternative' SDOs at this stage. These include for example transport accessibility (and the potential to improve it), the effects on air quality or the quality of the (non-designated) landscape. These require more detailed assessment through the next stages of the local plan process.

30. Based on the approach described above, 4 'reasonable alternative' Strategic Development Options have been identified across the Borough:

- SDO A – north east of Fair Oak;
- SDO B – south of Bishopstoke;
- SDO C – north of West End;
- SDO D – north of Hedge End;

31. Map 3 (below) illustrates the location of these SDOs, alongside the important international / national designations, and the sites put forward by developers, illustrating the application of these considerations.

32. The areas identified as SDOs:

- Avoid the extensive areas of international / national designations;
- Include all of the larger contiguous agglomerations of sites put forward by developers likely to be capable of significant delivery over the medium and longer term of the plan period;
- Are not in themselves bisected by a motorway or any other major barrier;  
Are capable of forming large and coherent new communities.

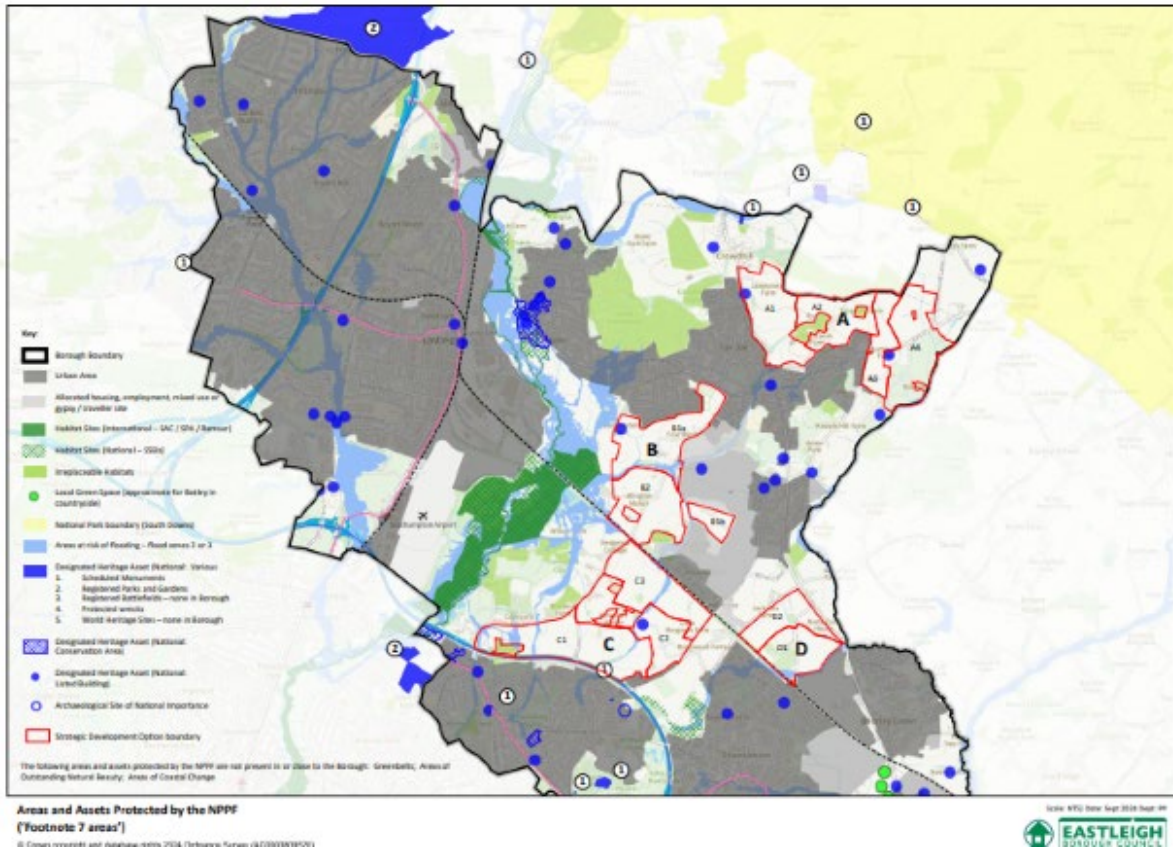
33. The areas not identified as SDOs are:

- Covered by international / national designations in a number of locations;
- In areas where no larger contiguous agglomerations of sites have been put forward by developers;
- Hamble Airfield, which is allocated in the adopted Hampshire Minerals and Waste Plan for minerals extraction;  
Usually covered by other important designations.

34. The location of international / national designations is a key determinant of where SDOs have been identified, with no extensive areas included within an SDO. After this, the other issues have combined to influence and shape the identification of the SDOs. The SDOs generally relate to the contiguous agglomerations of sites put forward by developers.

35. However, only approximately half of SDO B has been put forward by developers. Given the absence of any designations in significant parts of this area, its relative proximity to Eastleigh town centre, and the potential for it to integrate with the adjacent One Horton Heath site (which has planning permission), it is considered on balance that this area should still be considered as an SDO at this stage.

Map 3: SDOs and national designations, Eastleigh Borough



36. There is a broad relationship between the SDOs and the other important designations. The main areas which are not covered by these designations, to the east / south-east of Eastleigh, are all included within SDOs (e.g. areas within SDOs A, B and C). The areas not identified as SDOs are usually covered by these designations.

37. However, the relationship is not defining. At least significant parts of SDOs B, C, or D are covered by these designations (for example as either Biodiversity Priority Areas, settlement gaps, the best and most versatile agricultural land, or locally registered parks and gardens). These areas all have the potential to create larger communities, whilst still retaining a part of the settlement gap with surrounding areas, and in the most part reflect contiguous areas of land put forward by developers, so should still be assessed as SDOs.

38. The application of these considerations has led to the identification of a range of SDOs across the northern and central greenfield areas of the Borough. This ensures that a comprehensive set of 'reasonable alternative' SDOs have been identified for further assessment.

39. The SDOs reflect different geographical areas of the Borough, have the ability to create large and coherent new communities, and generally reflect agglomerations of land promoted by developers. They exclude the particularly important international and national designations and have been appropriately influenced by the other important characteristics of the Borough without unnecessarily excluding options. In any case, sites which are not identified as SDOs are still assessed and considered as Small and Medium Site Options.

#### Strategic Development Option Boundaries and Sub Areas

40. In addition to identifying the general areas of SDOs, as described above, it is important to identify:

- Specific boundaries for each SDO in-order to provide a clear basis for assessment;
- Sub areas / boundaries for each SDO, to give the flexibility to enable different combinations of SDOs or part SDOs to be assessed at the next stage.

41. The SDO boundaries and particularly the sub area boundaries have been set with the underlying aim of demarking areas which lie within a particular threshold whereby the assessment may conclude a lower level of impact. For example, if within an SDO a sub area is contained within a particular feature, it may be assessed that this would have a lower impact than the wider SDO. Given the scale of the overall SDOs, this enables different scales of development within each SDO area to be assessed, to understand the varying degrees of impact from smaller or larger options for development.

42. Therefore, the boundaries are defined based on a landscape led approach. In other words, the boundaries typically follow the existing urban edge, woodland edges, stronger treelines / hedgerows, or main roads / railways (where these exist). They also take account of other features where relevant, such as changing topography and farm buildings.

43. The boundaries have taken into account of, but are not driven by, those put forward by developers. In other words, the setting of the boundaries has been led by landscape features rather than landownership boundaries.

#### **Small and Medium Sites**

44. The Strategic Land Availability Assessment (SLAA) identifies that 89 of the 91 sites proposed for residential / mixed use are 'reasonable alternative' options which need to be assessed further. Where the sites are not included in an SDO, they are assessed as Small and Medium Site Options.

45. Where the individual sites that have been put forward by developers are adjacent to each other, and not separated by roads or significant barriers such as woodland belts, they have generally been merged into a combined single site for assessment in the Sustainability Appraisal. This ensures that similar sites which may have the potential to be developed in combination are assessed together. This combination leads to the identification of 52 Small and Medium Site Options (SMSOs).

46. Where the individual sites that have been put forward lie within SDOs, they are not assessed separately. The SDO sub areas are similar to the combined single sites described above, in that they combine the individual sites put forward where these sites are adjacent to each other and fall within the same landscape framework. Therefore, the SDO sub areas still enable the assessment of individual parts of the SDOs.

**A Pool of Reasonable Alternative Sites - overview**

47. 91 sites have been proposed for consideration for residential / mixed use development (88 proposed by developers / landowners through the 'call for sites', 3 by the Council's planning policy team). Of the 91 sites, the principle of development has already been established at 1, and 1 conflicts to any large extent with an international or national designations. The remaining 89 sites are all considered to be 'reasonable alternative' options that need to be assessed through the Sustainability Appraisal.

48. These 89 sites are combined to identify:

- 4 Strategic Development Options (SDOs), including sub areas, which are capable of delivering large coherent new communities.
- 52 small and medium sites (SMSOs).

49. Each of the 89 sites is included in either a SDO or a SMSO so will be assessed through the Sustainability Appraisal. This ensures that all 'reasonable alternative' development site options are assessed as a blend of SDOs and SMSOs.

## Appendix C: Detailed Appraisal Matrices

This Appendix contains the sustainability appraisal matrices for the following:

- Table 1A: Local Plan objectives
- Table 1B: Scale of Growth options for Housing
- Table 1C: Scale of Growth options for Employment land
- Tables 2A-2C: Spatial Policy themes & options
- Tables 3A – 3S: Non-spatial Policy themes & options
- Table 4A: Strategic Development options
- Table 4B: Small and Medium Site options

Notes:

- I. References to NPPF, at the time of appraisal, are to the version in force (December 2023)*
- II. SA Objective 14: whilst it is acknowledged that deliverability is not a conventional sustainability objective, deliverability is nevertheless retained within the SA Framework as, for the purposes of the Eastleigh Local Plan Review, it forms a key gateway test in site selection and the spatial strategy*


**Table 1A: Appraisal of Local Plan Objectives against SA Objectives**

LP Objective	Sub-criteria	SA Objectives													
		SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Bio diversity	SA11 GI/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
1	Reducing climate change	0	+	0	++	+	++	++	++	+	+	+	+	0	+
1	Supporting renewables and efficient energy	0	+	0	+	++	+	+	+	+	+	+	+	0	+
1	Optimising land-use and densities	0	+	0	+	+	+	+	+	+	+	+	+	+	0
1	Minimising pollution	0	+	0	+	+	++	+	++	+	++	+	+	+	0
1	Avoiding and reducing flood-risk	0	+	+	+	+	+	++	+	+	+	+	+	+	0
1	Avoiding mineral sterilisation	+	0	+	0	-	0	0	0	0	0	0	0	0	++
2	Develop in urban areas where possible	+	+	+	++	0	0	+	0	+	+	+	+	+	-
2	Supporting hierarchy of centres	+	+	+	++	+	+	+	+	+	+	+	+	+	0



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3	Supporting sustainable transport	+	+	+	++	+	++	+	++	+	++	+	+	+	+
4	Conserving countryside in principle	--	-	0	+	+	+	+	+	+	+	+	++	+	--
4	Conserving highly valued countryside	0	0	0	+	+	+	++	+	+	++	++	++	+	0
5	Conserving and enhancing biodiversity	0	+	0	+	+	++	+	+	+	++	++	+	+	0
6	Creating well-designed and quality places	+	++	+	+	+	+	+	+	+	+	+	++	++	+
6	Increasing the multifunctionality of all land	+	+	+	+	+	+	+	+	+	+	+	++	++	0
6	Supporting infrastructure provision	+	+	+	++	+	+	+	+	+	+	+	++	+	+
6	Supporting greenspace provision	+	++	+	++	0	0	+	+	0	0	0	0	+	+
6	Conserving and enhancing heritage assets	+	+	+	+	+	+	+	+	+	++	++	++	+	+
6	Integrating new development seamlessly	+	+	+	+	+	+	++	++	+	++	++	++	+	0
7	Meeting needs in housing tenure and type	++	+	+	0	--	0	0	-	-	0	0	+	+	++
8	Facilitating a resilient economy	+	+	++	+	--	0	0	-	-	0	0	0	+	++

9	Facilitating delivery of development	+	+	+	+	0	0	+	0	0	0	0	0	+	++
<b>Judgement of Effects:</b>															
															
<i>The following are factored into the appraisal:</i>															
<ul style="list-style-type: none"> <li>- Likelihood of effect</li> <li>- Duration of effects</li> <li>- Magnitude of effects (localised / Borough-wide spatial scale)</li> </ul>															

### Summary of Appraisal of Local Plan objectives against SA objectives

Table 1 shows that the majority of the Local Plan objectives are compatible with the SA objectives. Some of these are considered to have very positive effects although most have been assessed to be positive overall. The Local Plan objectives assessed to have the most very positive effects include those relating to optimising the use of land by making effective use of green spaces for multiple purposes (e.g. for biodiversity landscape, recreation, climate change adaption and food production) and development land (including by supporting appropriately higher densities), reducing climate change emissions, to contribute to meeting ‘net zero; and adapting to climate change, promoting safe, efficient and sustainable transport for people and businesses and conserving and enhancing particular areas of countryside with higher value.

There are numerous Uncertain effects and some negative effects which have also been identified. This includes a handful of very negative effects. These relate to those objectives which are mutually incompatible with each other. For example, it is not possible to build large numbers of new homes and to continue protecting all of the Borough’s countryside. Even if the Council delivered below its required housing targets, choices would still need to be made on the most suitable areas of the countryside that would be required for development due to the numbers of new homes that are needed.

Very negative effects have also been identified with regards to meeting needs for new and high-quality homes through a mix of different types and meeting the needs for a range of business / commercial / education space to support a thriving economy across the range of sectors in relation to reducing the use of resources. Whilst it is very possible that the very negative effects could be mitigated, it will be impossible to reduce the amount of resources consumed (e.g. sand and gravel aggregates) due the amount of development that will be required to meet identified needs.

The aim is for the SA objectives to be refined further if necessary following consultation in order to maximise the number of positive effects shown in the compatibility matrix. Some of the Uncertain effects identified could also be mitigated through the policies that will be developed through the preparation of the Local Plan whilst others could have their effects maximised through the development of appropriate policy wording. However, it is important to note that some negative effects will always exist due to the incompatibility of some of the Local Plan objectives with the SA objectives as per the example provided above when it comes to protecting the countryside and providing new homes. The achievement of both objectives in this instance would simply not be possible.

**Table 1B: Appraisal of Scale of Housing Growth Options against SA objectives**

Development Quantum Options: Housing	SA Objectives													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
High – 20% above the Standard Method scale of housing need	++	+ / ?	++	+	--	?	?	n/a	n/a	- / ?	?	?	?	+ / ?
Central – using the Standard Method scale of housing need	+	+	+	+	-	?	?	n/a	n/a	- / ?	?	?	?	+
Low – 20% below the Standard Method scale of housing need	?	+	+	+	-	?	?	n/a	n/a	+ / ?	?	?	?	+

**Judgement of Effects:**



*The following are factored into the appraisal:*

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised / Borough-wide spatial scale)

**Summary of Appraisal of Housing Quantum Options v SA objectives**

*Standard Method scale of housing need*

Whilst increasing housing supply in the Borough, in accordance with the Standard Method scale of housing need, can place pressure on environmental SA Objectives such as Biodiversity, Pollution and Landscape / Townscape, accurate effects remain Uncertain and unclear until more is known about exact locations for proposed development. On the plus side however, meeting housing need can improve access to affordable homes and, in general, increase the labour pool, which are positive outcomes for socio-economic Objectives such as Housing, Community and Economy.

*Standard Method of housing need - 20% increase*

Accommodating 20% more than the Standard Method housing need would show mixed sustainability outcomes. Whilst it would perform very well against most Housing and Economy objectives, potentially providing more homes for first-time buyers and families, there could be issues around ensuring sufficient infrastructure and therefore social cohesion (Community) and it would put greater strain and Uncertainty upon environmental outcomes, notably Natural Resources and Biodiversity – at least as long as suitable mitigation is not identified. A higher population, resulting from the housing increase, could boost the local economy through increased demand for goods, services, and also aid the vitality and viability of town, district and local centres within the Borough, increasing demand for retail, leisure, and cultural activities. There would, finally, be Uncertainty around the development sector’s ability to deploy sufficient resource to complete new housing at a greater pace.

*Standard Method of housing need – 20% reduction*

Accommodating 20% less housing than the Standard Method scale of housing need in the Borough could exacerbate housing affordability (Housing objective). Reducing housing provision by 20% would nevertheless lessen the pressure on sensitive habitats, reducing habitat loss, and fragmentation (Biodiversity). It would also help maintain the integrity of the Borough’s countryside gaps between settlements.

**Table 1C: Appraisal of Scale of Employment Land Need Options against SA objectives**

Development Quantum Options: Employment land	SA Objectives													
	SA1 Housing	SA2 Communi ty Health	SA3 Economy	SA4 Sustaina ble Transport / Accessibi lity	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptat ion	SA8 CC Mitigatio n	SA9 Waste	SA10 Biodivers ity	SA11 Gl/ Open Space	SA12 Landscap e/ Townscap e	SA13 Heritag e	SA14 Deliver y
<b>Office Floorspace</b>														
Central: Office 18,000 sq.m based on PfSH study	++	+	++	++	-	?	?	n/a	n/a	?	?	?	?	++
Low: Office reduced to 0 sq.m	?	?	-	?	+	+	+	n/a	n/a	+	+	+	?	-
<b>Industrial Floorspace</b>														
	+	+	+	+	-	?	?	n/a	n/a	?	?	?	?	+

Central: 9.9 ha based on PfSH Study														
High: Industrial increase to 19.9 ha	++	+	++	+	-	-	?	n/a	n/a	-	-	-	?	++
<b>Judgement of Effects:</b>														
<p>The following are factored into the appraisal:</p> <ul style="list-style-type: none"> <li>- Likelihood of effect</li> <li>- Duration of effects</li> <li>- Magnitude of effects (localised / Borough-wide spatial scale)</li> </ul>														

**Summary of Appraisal of office floorspace and industrial land options against SA objectives**

*Office floorspace*

Table 3 shows that the most positive effects will be achieved through the provision of 18,000 sq.m of new office space as per the Tables in the PfSH study. Significant positive effects are likely to be achieved through being compatible with the need to provide a sufficient quantity and mix of housing to meet identified needs, including affordable and specialist needs. This is because the provision of new jobs and housing growth goes hand in hand and would allow both existing and new residents job opportunities. The provision of 18,000 sq.m of new office space will also be directly compatible with the need to develop a dynamic and diverse economy. It would also help to reduce road traffic and congestion due to the fact this would be provided locally across the Borough, which would mean residents would be likely to travel shorter distances to work which in turn can lead to more sustainable travel choices. This level of office floorspace would also allow for the delivery of strategic proposals with regards to the potential for delivering large scale office accommodation. There is one negative effect identified in relation to this option with regards to the consumption of resources that would be utilised through the provision of 18,000 sq.m of new office floorspace.

Whilst there are some positive effects, there are no significantly positive effects in relation to the provision of no office floorspace across the Borough. Negative effects have also been identified in relation to this option with regards to reducing the need to travel since existing and new residents may need to travel further distances outside of the Borough for employment opportunities. Negative effects have also been identified in relation to the delivery of strategic proposals since this option would not result in any new development coming forward which would help contribute to the future prosperity of the Borough.

#### *Industrial land*

The highest number of significantly positive effects have been identified in relation to the option to provide 19.9 ha of new industrial floorspace which would be above the option of 9.9 ha as recommended by evidence undertaken by PfSH. Significant positive effects are likely to be achieved through being compatible with the need to provide a sufficient quantity and mix of housing to meet identified needs, including affordable and specialist needs. This is because the provision of new jobs and housing growth goes hand in hand and would allow both existing and new residents job opportunities. This level of industrial floorspace would also allow for the delivery of strategic proposals with regards to the potential for delivering large scale industrial units. However, a number of negative effects have also been identified which includes the potential for an increased consumption of resources, air, soil, water, light and noise pollution and the potential for adversely impacting upon existing biodiversity, geodiversity, existing open space, green infrastructure, townscapes and landscapes across the Borough.







The provision of 9.9 ha as recommended by evidence undertaken by PfSH would result in fewer positive and negative effects overall. There are also a number of Uncertain effects in relation to whether this option would help to reduce air, soil, water, noise and light pollution, plan for/adapt to the anticipated levels of climate change, protect and enhance biodiversity and protect adversity, enhance green infrastructure and open space, protect, enhance and manage the character of the landscape and townscape and protect, manage, enhance and manage heritage assets. It is possible that this option could have negative impacts upon these objectives but to a lesser degree in comparison to the provision of 19.9 ha industrial land across the Borough.

**Table 2A: Appraisal of Approach to Urban Development against SA objectives**

Urban development options	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resources	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI / Open Space	SA12 Landscape / Townscape	SA13 Heritage	SA14 Delivery
<b><i>In and around Eastleigh town centre</i></b>														
Minimum densities greater than 40dph e.g. PO site / N of The Rec	+	-/?	++	++	+	-	?	n/a	n/a	+	?	?	?	-
Increase the density uplift achieved	++	-/?	+	+	+	-	?	n/a	n/a	+	?	?	?	-
Support the conversion to residential of business / commercial properties	+	?	?	+	+	?	?	n/a	n/a	+	?	?	?	-
<b><i>Other urban areas</i></b>														
Continue with densities already achieved i.e. modest	+	?	+	?	+	?	?	n/a	n/a	+	?	?	?	-
Increase the density uplift achieved	++	-/?	++	+	+	-	?	n/a	n/a	+	?	?	?	-
Increase densities achieved in or close to district centres	+	-/?	++	++	+	-/?	?	n/a	n/a	+	?	?	?	-



**Judgement of Effects:**

 <b>Very Positive</b>	 <b>Positive</b>	 <b>Uncertain</b>	 <b>Negative</b>	 <b>Very negative</b>	 <b>Not applicable</b>
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*The following are factored into appraisal:*

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised /Borough-wide spatial scale)

### Summary of Appraisal of Urban Development Options against SA objectives

The adopted local plan reflects the NPPF’s overall aims. It focuses development first on suitable brownfield sites within existing settlements (in the strategy for new development), seeks to optimise the densities of new development (policy S1), applies a presumption in favour of development within urban areas (policy S2), focuses housing development on urban areas where possible (policy S3), supports a regeneration of Eastleigh town centre and the adjacent renaissance quarter (policies S4, E3 and E4) and seeks a minimum density of 40 dwellings per hectare in urban areas (policy 23).

Where higher densities are achieved this will reduce the number / extent of new development sites needed in the countryside, a likely positive under the Biodiversity and Landscape/Townscape sustainability objectives. It will also help put more people within reach of more facilities and public transport services, which will encourage walking / cycling / the use of public transport and support the viability of these facilities / services (and the vibrancy of the overall town, district and local centres) – enabling positive outcomes under the Sustainable Transport / Accessibility objective. The densities achieved also need to be consistent with delivering high quality places.

The options are all based on continued support for additional growth on the ‘brownfield’ sites which become available in urban areas, with a focus on the highest density growth in and around Eastleigh town centre. The options focus on the scale of density uplift in different locations, and the range of sites supported.

#### *In and around Eastleigh town centre*

Appraisal of increasing housing densities to greater than 40 dwellings per hectare (Option I) and increasing densities anyway in the town centre (Option II) both score very positively under SA objectives such as Economy and Sustainable Transport / Accessibility since concentrating an increased number of households in the town centre would raise both economic spend, help to support town centre resilience, as well as reducing travel emissions / congestion and encouraging modal shift to public or active transport, because people would be much closer to facilities / services / employment in general and to public transport services in particular. Option I increases such benefits even further, depending on the degree of density uplift that could be achieved

across the town centre – albeit the degree of benefit is unknown at such an early stage of the plan-making process. In addition, increasing housing densities in Eastleigh town centre under either option would mean reducing greenfield land-take in more rural areas, with positive spin-offs for objectives such as Biodiversity – this clearly increasing in the event an uplift in town centre densities could be widely achieved. Option III, which would envisage converting town centre business and commercial premises to residential also performs well in sustainability terms, albeit it is somewhat discrete as an option compared to the other two in terms of how such outcomes are realised – more often on an *ad hoc* basis. With this option the degree of uncertainty also increases as a result. No highly negative effects are noted for any of the outcomes, although with options I and II an overall increase in town centre densities might have negative effects under the Community Health (access to greenspace) and Pollution objectives (noise / air quality).







*Other urban areas in the Borough*

As regards other urban areas in the Borough whilst Option I - continuing with existing densities achieved – performs reasonably well in sustainability terms it is with Options II and III that sustainability outcomes are improved. In principle, as with increasing housing densities in Eastleigh town centre, doing likewise in the vicinity of other district centres would lead to very positive outcomes for resilience of the Economy in district centres and reduce travel emissions / congestion for facilities / services / employment, consequently increasing the opportunities for a modal shift in transport. This notwithstanding increasing urban housing densities overall should also ensure patronage of local facilities and public transport services. Once again, as with Eastleigh town centre, increasing urban housing would have positive spin-offs for retain higher levels of biodiversity in rural parts of the Borough. No highly negative effects are noted for any of the outcomes, although with options II and III especially an overall increase in urban densities might have negative effects under the Community Health (access to greenspace) and Pollution objectives (noise / air quality) – perhaps more contained where densities are highest closest to service / transport nodes (option III) since, as mentioned, this could *inter alia*, lead to modal shift.

**Table 2B: Appraisal of Approach to Greenfield Development against SA objectives**

Greenfield development options	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resources	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI / Open Space	SA12 Landscape / Townscape	SA13 Heritage	SA14 Delivery
<b>Development focus</b>														
I. Larger sites; small number	+	+	+	+	+/-	?	?	n/a	n/a	+	+	?	?	?
II. Smaller sites; large number (same scale of growth)	+	?	+	-	+/-	?	?	n/a	n/a	-	?	?	?	++
III. Mix of larger and smaller sites	+	?	+	?	+/-	?	?	n/a	n/a	?	?	?	?	+
<b>Greenfield densities</b>														
I. Continue with densities currently achieved on development sites	+	?	+	+	-	?	?	n/a	n/a	?	?	?	?	+
II. Seek a modest increase compared to present situation	+	?	+	+	+/-	?	?	n/a	n/a	?	?	?	?	+
III. Modest increase, with further uplift closest to facilities, transport nodes	+	?	++	++	+	?	-/?	n/a	n/a	?	-/?	-/?	?	+
IV. Seek major density uplift across all new development sites	+	-	+	++	+	?	-	n/a	n/a	?	-/?	-/?	?	+/?

**Judgement of Effects:**

 <b>Very Positive</b>	 <b>Positive</b>	 <b>Uncertain</b>	 <b>Negative</b>	 <b>Very negative</b>	 <b>Not applicable</b>
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*The following are factored into appraisal:*

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised /Borough-wide spatial scale)

### Summary of Appraisal of Greenfield Development Options against SA objectives

#### *Large site / small site balance*

Focusing most new greenfield development on larger developments is likely to support the creation of new communities supported by more services, facilities and infrastructure, a likely positive outcome under the Community Health objective. These may serve adjacent existing communities which are currently under-provided for. A focus on larger developments may also generate more development impacts in specific parts of the Borough, and mean the plan is relying on the delivery of a few key sites.

Focusing new greenfield development on smaller sites would mean the plan being based on a greater range of sites, which is likely to support delivery. It would enable any good smaller sites to be developed. It is more likely to spread development impacts around the Borough. Smaller developments are less likely to support new community services, facilities and infrastructure (although might connect well to existing such facilities) – positive under the Economy objective.

What appraisal of greenfield development scenarios appears to indicate are slightly better outcomes under option I, larger sites / smaller number, for the Sustainable Transport / Accessibility objective, whereby investment in modal shift can be more concentrated, and likely greater gains for the Biodiversity objective, whereby for example assuring net gain, probably on-site, is likely to yield better ecological outcomes. Option II, smaller sites / large number, performs less well in terms of the potential for Biodiversity net gain and also as regards securing a modal shift in transport, since investments would be reduced and occur in a less concentrated way. Option III, which is a hybrid of larger and smaller sites, offers a position somewhere in the middle of options I and II, but exactly where cannot be known until a spatial strategy for development in the Borough is identified. As expected, however, Option II, is perhaps more realistic in the plan period as, with smaller sites, timely delivery is more reliable. Sustainability outcomes, on the whole, are fairly balanced across all

three options, with a lot of uncertainty inevitable at the initial stage of the plan-making process – this includes, for instance on Landscape / Townscape, for which greenfield development on larger sites / small number (option I) would inevitably change the character of existing places across the Borough and require effective landscape mitigation along with the corresponding delivery of new places possessing quality of aesthetic.

#### *Greenfield densities*







Whilst the actual densities may be different, the issues to consider in relation to densities are the same as for urban sites. Higher densities will make effective use of land and so reduce the need for additional greenfield sites. It will also help support the provision of new facilities and services, particularly on larger sites, encouraging walking, cycling and the use of public transport. The densities achieved also need to be consistent with delivering high quality places, including integration with the wider countryside.

The Borough offers a mix of suburban and small-town development. There is an opportunity to increase densities, but this must be realised in a careful way, such that over-dense development does not appear incongruous. Equally there are some opportunities for more spacious neighbourhoods, with less in the way of vertical development. A possible route is to identify higher densities on large sites and reduced densities on smaller sites, so as not to create too much high-density development on settlement peripheries.

Appraisal of sustainability outcomes overall shows fairly equal, or uncertain, outcomes. Amongst other things, however, increasing greenfield densities, especially under Options III and IV, would help retain best & most versatile agricultural land across the Borough (Natural Resources). It would also help to reduce vehicular emissions / congestion with consequent Sustainable Transport / Accessibility. Locating new housing development close to transport nodes and other services / facilities (option III) could have Economy benefits, in terms of sustaining local business activity and enabling a labour pool to access employment destinations more simply. However, seeking a major density uplift across all new development sites under option IV, has the potential for reduced outcomes in terms of Community Health and GI/Open Space (access to greenspace) and, with options III and IV especially, an overall increase in greenfield development densities might have negative effects under the Pollution objective (noise / air quality) – perhaps more contained where densities are highest closest to service / transport nodes (option III) since, as mentioned, this could *inter alia*, lead to modal shift. Finally, an increase in greenfield densities, either localised (option III) or generalised (option IV) carries with it the imperative to deliver quality urban aesthetics, otherwise a deterioration under the Landscape / Townscape objective would be the legacy outcome.

**Table 2C: Appraisal of Approach to Industrial and Town Centre Uses against SA objectives**

Options for industrial and town centre uses	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resources	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI / Open Space	SA12 Landscape / Townscape	SA13 Heritage	SA14 Delivery
<b>Existing industrial areas</b>														
I. Continue to safeguard all areas on adopted LP policies map	?	?	+	?	?	?	?	n/a	n/a	?	?	?	?	?
II. As above, but allow redevelopment to resi if close to Eastleigh TC	+	?	-	?	?	?	?	n/a	n/a	?	?	?	?	?
<b>New industrial / storage allocations</b>														
I. Allocate more sites than needed to provide economic resilience	?	?	+	?	-	-/?	?	n/a	n/a	-	?	-	?	?
II. Allocate sufficient sites to meet identified plan needs	?	?	+	?	?	?	?	n/a	n/a	?	?	?	?	?
III. Allocate fewer sites than need, if there are policy-compliant reasons	?	?	?	?	+	+/?	?	n/a	n/a	+	?	+	?	?
IV. Enable within policy adaptability to meet longer-term needs	?	?	+	?	?	?	?	n/a	n/a	?	?	?	?	?
<b>Town centre uses</b>														
Follow adopted local plan, with sequential &	?	?	?	+	?	?	?	n/a	n/a	?	?	?	?	?

impact testing elsewhere															
<b>Judgement of Effects:</b>															
	<b>Very Positive</b>		<b>Positive</b>		<b>Uncertain</b>		<b>Negative</b>		<b>Very negative</b>		<b>Not applicable</b>				
<i>The following are factored into appraisal:</i>															
<ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Duration of effects</li> <li>• Magnitude of effects (localised /Borough-wide spatial scale)</li> </ul>															

### Summary of Appraisal of Industrial & Town Centre uses against SA objectives

#### Existing industrial areas

The adopted local plan retains / safeguards existing industrial / storage areas, generally within existing urban areas (policy DM15). These industrial areas are generally well occupied, long established, and with good connections to the main road network. Appraisal against prospective sustainability outcomes illustrates primarily a positive outcome under the Economy objective with Option I, which seeks to retain existing industrial locations. However, there is a converse positive outcome under the Housing objective where, planning reasons in support, some such premises are redeveloped for residential use. Effects against other sustainability objectives are likely to depend upon the specifics of projects proposed, particularly under option II.

#### New industrial / storage locations

The plan also allocates sites for new industrial / storage development to meet new needs (policy S4). These sites are generally on the edge of urban areas and sometimes associated with new residential development. By putting new jobs close to existing / new homes this may support more local trips – a positive for the Sustainable Transport / Accessibility objective - although commuting patterns can be dispersed.

The largest single new industrial / storage allocations are to the north-east of the Airport at Eastleigh, which are also adjacent to the Eastleigh Riverside employment area (policies E6, E7 and E9). The site north-east of Southampton Airport forms part of the Solent Freeport proposal. It is close to established industrial areas, the largest town (e.g. workforce) in the Borough, is adjacent / close to the international airport, Southampton Parkway mainline railway station, and the motorway network – these are a series of positive points under the Economy objective. In order to meet the overall needs for economic growth, it is important to retain existing industrial areas, deliver existing allocations and allocate new sites (unless there are strong planning reasons not to).

Initial appraisal of sustainability therefore underlines the positives of meeting forecast economic need (option II) or exceeding it (option I). The option II of going higher than forecast need would however lead to negative outcomes under objectives such as Biodiversity, Landscape / Townscape and Natural Resources (implications for the agricultural potential of the best & most versatile). Conversely, allocating fewer sites than forecast by economic need would likely have a positive effect against such sustainability outcomes. Option IV, which indicates long-term adaptability in provision of land and premises for business, whilst not being directly comparable to the other three options, would perform well in terms of the Economy objective.

*Main town centre uses*

The adopted local plan supports retail and leisure development in centres, and outside these centres where there are no sites within or adjoining the centre and it would not significantly adversely affect a centre (policies DM21 and DM36). Office development will be focussed first in or adjoining Eastleigh town centre, or in the other centres (policy S4), all of which broadly support the Economy and Sustainable Transport / Accessibility objectives. There is considered to be no realistic strategic alternative to this one.



**Table 3A: Appraisal of Policy option ‘Affordable Housing’ against SA objectives**

Affordable Housing	SA Objectives													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
<i>Site size threshold</i>														
Identify Affordable Housing on sites of 10 or more homes, or 0.5ha or greater in area – given NPPF, no ‘reasonable alternatives’	++	+	0	0	0	0	0	0	0	0	0	0	0	0
<i>Proportion of provision</i>														
I. Follow the adopted local plan and seek that 35% of all dwellings are affordable (of all tenures),	++	+	0	0	0	0	0	0	0	0	0	0	0	0

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subject to viability														
II. Increase the proportion of affordable homes sought	++	++	0	0	0	0	0	0	0	0	0	0	0	- / 0
III. Decrease the proportion of affordable homes sought	+	-	0	0	0	0	0	0	0	0	0	0	0	+ / 0
IV. Vary the proportion of affordable homes sought between previously developed and greenfield land	+ / 0	+ / 0	0	0	0	0	0	0	0	0	0	0	0	0

**Judgement of Effects:**



*The following are factored into the appraisal:*

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised / Borough-wide spatial scale)

**Summary of Appraisal of Policy option ‘Affordable Housing’ against SA Objectives**

*Size Threshold*

The NPPF states that affordable housing should only be sought for major development (defined as 10 or more homes or 0.5 ha or more). The adopted local plan (policy DM28) seeks affordable housing on sites based on these size thresholds. In light of the approach set out in the NPPF, there are considered to be no reasonable alternatives to this option.

In terms of appraisal the proposed policy performs well / very well against the Housing and Community sustainability objectives, which are essentially social in nature. Uncertain / Uncertain outcomes are anticipated against other objectives.

*Proportion*

The NPPF states that on major developments, 10% of dwellings should be for affordable home ownership. The adopted local plan seeks that 35% of dwellings are affordable (of all tenures), subject to viability (policy DM28). The Council will undertake a housing needs and viability assessment which will inform the proportion of affordable homes sought. The viability of provision might vary depending on whether sites are previously developed or greenfield. In the light of the approach set out in the NPPF, all options will require that 10% of dwellings should be for affordable home ownership.

As regards policy options on levels of affordable housing, an increase in provision – option II - performs well against social objectives (Housing / Community Health) but raises the degree of uncertainty where project viability is concerned. Conversely a decrease in affordable housing provision – option III - performs least well in sustainability terms, particularly against the Community Health objective, albeit being more economically viable to realise financially.

Maintaining adopted Local Plan provision performs reasonably well, whilst increasing the degree of variance in provision of affordable housing products, according to site conditions, increases the likelihood of uncertain outcomes against sustainability.

**Table 3B: Appraisal of Policy option ‘Senior Living, Self- and Custom-Build Housing’ against SA objectives**

Yet to be appraised	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
I. Follow the adopted local plan on overall mix of homes, specialist / accessible housing, senior living, self / custom build														
II. Follow the adopted local plan, adding references														

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to homes for families along with tenure (e.g. owned, rented)														
III. Allocate sites for specific types of homes														
IV. Require larger sites to provide a proportion of specific types of homes														

**Judgement of Effects:**



**Very Positive**



**Positive**



**Neutral**



**Negative**



**Very negative**



**Not applicable**

*The following are factored into appraisal:*

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised /Borough-wide spatial scale)
- 

**Summary of Appraisal of Policy option 'Senior Living, Specialist, Self- and Custom-Build Housing' against SA objectives**

**Table 3C: Appraisal of Policy option ‘Gypsy & Traveller Site Need’ against SA objectives**

Gypsy & Traveller Site Need	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
I. Allocate sites that have extant planning permission, or suitable currently unauthorised sites	++	+	0	0	0	0	0	0	0	0	0	0	0	0
II. Extend existing sites	++	+	0	0	0	0	0	0	0	0	0	0	0	0
III. Identify new sites	++	+	0	0	0	0	0	0	0	0	0	0	0	0
IV. Identify new sites as part of wider development sites	++	+	0	0	0	0	0	0	0	0	0	0	0	0

**Judgement of Effects:**



*The following are factored into appraisal:*

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised /Borough-wide spatial scale)

**Summary of Appraisal of Policy option ‘Gypsy & Traveller Site Need’ against SA objectives**

The national planning policy for traveller sites explains that Councils should assess the need for traveller sites and identify specific sites to meet needs for 5 years, and sites or broad locations for years 6 – 10 and where possible years 11 – 15. The adopted local plan allocates sites to meet confirmed needs to 2036, and includes a criteria-based policy to consider any other needs that arise. The Council will update the assessment of traveller needs. Where additional needs are identified over the relevant time periods, the Council will consider how to meet this need.

As regards appraisal of sustainability of options against this policy theme all possible measures around the provision of gypsy & traveller site need perform very well against the Housing objective and well against the Community Health objective, which aims at improving overall levels of safety and wellbeing. Elsewhere, uncertain sustainability outcomes are envisaged.



**Table 3D: Appraisal of Policy option ‘Internal Space / Access Standards’ against SA objectives**

Yet to be appraised	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
<i>Internal space standards</i>														
I. Follow the adopted local plan - continue to apply national space standards														
II. Disapply space standards														
<i>Access standards</i>														
I. Follow the adopted local plan - continue to apply														

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prescribed standards														
II. Increase the proportion of dwellings required to meet all, or some of, the standards														
III. Reduce the proportion of dwellings required to meet all, or some of, the standards														

**Judgement of Effects:**



The following are factored into appraisal:

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised /Borough-wide spatial scale)


**Summary of Appraisal of Policy option ‘Internal Space / Access Standards’ against SA objectives**

**Table 3E: Appraisal of Policy option ‘Quality Places’ against SA objectives**

Well-designed and Attractive Places	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
Follow approach in adopted local plan – given NPPF, no ‘reasonable alternatives’	+	++	+	+	0	0	+ / 0	+ / 0	+ / 0	+ / 0	++	++	0	0



**Table 3F: Appraisal of Policy option ‘Heritage Assets’ against SA objectives**

Heritage Assets	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
Maintain adopted plan approach to heritage conserving / enhancing – given NPPF, no ‘reasonable alternatives’ exist	0	+	+	0	0	0	0	0	0	0	0	+ / 0	++	0
<p><b>Judgement of Effects:</b></p> <p>  </p> <p><i>The following are factored into appraisal:</i></p> <ul style="list-style-type: none"> <li>- Likelihood of effect</li> <li>- Duration of effects</li> <li>- Magnitude of effects (localised /Borough-wide spatial scale)</li> </ul>														

**Summary of Appraisal of Policy option ‘Heritage Assets’ against SA objectives**

The NPPF explains that heritage assets should be conserved in a manner appropriate to their significance, setting out in more detail the approach for different types of heritage asset. The adopted local plan reflects the approach in the NPPF (policies S8 and DM12).

This proposed Policy performs well overall in sustainability terms – especially well against the Heritage objective, and well against the Community and Economy objectives – the historical environment is, in principle, a boon for place prosperity as it boosts the visitor economy. Against other parameters there is deemed to be uncertainty of outcomes.

**Table 3G: Appraisal of Policy option ‘Countryside’ against SA objectives**

Yet to be appraised	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
I. Follow the adopted local plan’s overall approach (as set out in policy S5)														
II. Follow (I) but with more flexibility e.g. to support														

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<p>the change of use of buildings to create new residential dwellings</p>														
<p>III. Follow the general approach in (I) but with less flexibility, for example not to support the extension of existing buildings</p>														

**Judgement of Effects:**

**++ Very Positive**  
 **+ Positive**  
 **0 Neutral**  
 **- Negative**  
 **--- Very negative**  
 **n/a Not applicable**

*The following are factored into appraisal:*

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised /Borough-wide spatial scale)

**Summary of Appraisal of Policy option ‘Countryside’ against SA objectives**

**Table 3H: Appraisal of Policy option ‘Settlement Gaps’ against SA objectives**

Countryside Gaps between Settlements	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 Gi/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
I. Follow the adopted local plan’s overall approach	+	0	0	0	0	0	0	0	0	0	0	0	0	0
II. Follow (I) but with more flexibility	++	0	0	0	0	0	0	0	0	0	0	-	0	0



(e.g. by supporting development unless it has a significant effect on the gap)															
III. Follow the general approach in I, but with less flexibility (e.g. by not supporting any development in the gap)	-	+	0	0	0	0	0	0	0	0	+	0	+	0	0

**Judgement of Effects:**

**++ Very Positive**
**+ Positive**
**0 Neutral**
**- Negative**
**-- Very negative**
**n/a Not applicable**

*The following are factored into appraisal:*

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised /Borough-wide spatial scale)
- 

**Summary of Appraisal of Policy option ‘Settlement Gaps’ against SA objectives**

The NPPF explains that plans should protect and enhance valued landscapes, recognise the intrinsic character and beauty of the countryside and the wider benefits of natural capital (including the best agricultural land, trees and woodland) and allocate land with the least environmental or amenity value (paras.

180 181). Eastleigh Borough contains significant settlements, often separated by relatively narrow countryside gaps. These areas of countryside are important for maintaining the separate identity of these individual settlements and are therefore intrinsic to the character of the countryside in the Borough. The adopted local plan supports development provided it would not undermine the physical extent / visual separation of settlements; be detrimental to the character of the countryside; or the separate identity of settlements. It also lists the specific settlement gaps, which are defined on the policies map (Policy S6). A key consideration will be the overall extent of areas designated as gaps. Their overall extent was reviewed in 2020, and considered by the previous Local Plan Inspector, leading to those which are incorporated within the adopted local plan. The Council will consider, through the local plan review process whether any changes have already occurred on the ground since 2020 - to date, the Council considers there have been no such changes.

The Local Plan Review will consider the need for new development. Where sites within gaps - as designated in the adopted local plan - have been proposed by landowners for development, the Council will consider whether the specific site can be allocated without undermining the purpose of the gap - and whether there are other merits to developing the site which would outweigh the gap designation. Therefore, the extent of gaps is under review on a site-by-site basis. In addition, where Strategic Development Options are being considered, the Council will consider whether a new gap is needed to ensure that separation is retained between expanding settlements.

Sustainability appraisal of potential policy options reveals some contrasting likely outcomes: supporting development – option II - unless absolutely deleterious to a countryside gap between settlements, performs well in terms of Housing; meanwhile, avoiding development in gaps between the Borough's settlements – option III - records more positive outcomes under parameters such as Landscape / Townscape, Biodiversity and Community Health. Maintaining the current, more balanced, approach to retention of gaps between settlements indicates that outcomes for Housing, whilst positive, are more muted and those for Landscape / Townscape more uncertain – much would depend on how development projects were realised on the ground.

**Table 31: Appraisal of Policy option ‘Coastal Environment’ against SA objectives**

Yet to be appraised	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
Maintain adopted plan approach to the Coastal Environment – given NPPF, no ‘reasonable alternatives’ exist														
<p><b>Judgement of Effects:</b></p> <p>  Very Positive              Positive              Neutral              Negative              Very negative              Not applicable         </p> <p><i>The following are factored into appraisal:</i></p> <ul style="list-style-type: none"> <li>- Likelihood of effect</li> <li>- Duration of effects</li> <li>- Magnitude of effects (localised /Borough-wide spatial scale)</li> <li>-</li> </ul>														

Summary of Appraisal of Policy option ‘Coastal Environment’ against SA objectives

**Table 3J: Appraisal of Policy option ‘Green Infrastructure / Open Spaces’ against SA objectives**

Green Infrastructure / Open Spaces	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
I. Continue with the open space standards for new development as per adopted Local Plan	0	+	0	0	0	0	+	0	0	+	+	0	0	0
II. Increase the open space requirements - particularly in bigger developments (larger on-site spaces / green	0	++	0	+	0	0	++	0	0	+	++	+	0	0

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infrastructure links)														
III. Identify a strategic network of greenspace / Local Green Space(s) which meet multiple aims (e.g. settlement gaps, biodiversity, SANG, etc)	0	++	0	++	0	0	++	0	0	++	++	++	0	0
IV. Decrease / adapt requirements - particularly smaller developments (green roofs / walls / enhancing existing spaces)	0	-	0	-	0	0	0	0	0	0	0	0	0	0

**Judgement of Effects:**



*The following are factored into appraisal:*

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised /Borough-wide spatial scale)
- 

**Summary of Appraisal of Policy option ‘Green Infrastructure / Open Spaces’ against SA objectives**

The NPPF recognises the importance of high-quality open spaces for health, well-being, habitats and climate change. It sets the same approach / criteria to protecting existing open space as set out in DM32, below. Local or neighbourhood plans can designate strongly protected Local Green Space if it meets specific criteria. Adopted plan policy S9 aims to protect, provide and enhance multi-functional green infrastructure:

- landscape scale strategic links (settlements / countryside / coast / large open spaces)
- connecting habitats
- incorporated into new / existing development to link new / existing open spaces / community facilities
- green stepping stones: trees, green roofs / walls, pocket parks, etc
- incorporating historic buildings / landscapes
- local food growing

Policy DM32 – the loss of existing / allocated open spaces is only supported in exceptional cases (e.g. where it is demonstrably surplus to requirements, or the loss is replaced by equivalent / better provision).

Policy DM33 – new residential development will achieve quantitative / qualitative / accessible open space standards, as specified - depending on the level of existing provision - through provision or funding to improve quality


Policy DM34 – open space and facilities will be supported subject to criteria (e.g. ancillary facilities in countryside)

The approach in the adopted plan to the protection of green open space reflects the NPPF, so there are considered to be no reasonable alternatives. The options appraised reflect the provision of new open space, with outcomes generally positive as regards continuing with adopted Local Plan policy. Sustainability gains are deemed most likely under the Green Infrastructure / Open Space and Community objectives, with probable benefits for parameters such as Landscape / Townscape, Biodiversity, Climate Change Adaptation.

Policy provisions (options II and III) that seek to increase greenspace improve socio-economic and environmental outcomes, notably in the domains of Green Infrastructure / Open Space and Community Health and hint at good outcomes in Landscape / Townscape, Biodiversity and Climate Change Adaptation – albeit dependent on how specific development projects were realised on the ground. Extending provision under a scenario of a strategic multifunctional greenspace network for the Borough – option IV - consolidates even further the likelihood of improvements in parameters such as Biodiversity and Landscape / Townscape. A reduction in provision, meanwhile (option IV) envisages more questionable sustainability outcomes in areas such as Community Health, and even attracts a negative judgement for Sustainable Transport / Accessibility, since there would be less space to provide attractive cycle and pedestrian routes.

**Table 3K: Appraisal of Policy option ‘Biodiversity’ against SA objectives**

Biodiversity	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
I. Follow the adopted plan, updated to incorporate the statutory 10% biodiversity net gain	0	+	+ / 0	0	+ / 0	+	+ / 0	0	0	+	+	0	0	0

II. As (I) but include policy aim for higher than 10% BNG	0	++	+ / 0	0	+ / 0	++	+	0	0	++	++	0	0	- / 0
<b>Judgement of Effects:</b>														
														
<i>The following are factored into appraisal:</i>														
<ul style="list-style-type: none"> <li>- Likelihood of effect</li> <li>- Duration of effects</li> <li>- Magnitude of effects (localised /Borough-wide spatial scale)</li> <li>-</li> </ul>														

**Summary of Appraisal of Policy option ‘Biodiversity’ against SA objectives**

The NPPF identifies a hierarchy of ecological designations. It also states plans should support biodiversity net gain, including by establishing coherent ecological networks / taking a strategic approach to enhancing networks / plan for the enhancement of natural capital at a landscape scale. A statutory 10% biodiversity net gain has been introduced. The adopted plan 2036 protects designations in accordance with their importance, identifies strategic mitigation and seeks a net gain in biodiversity. The overall approach is established by national policy, and following this pathway via sustainability appraisal reveals good performance across a range of environmental and socio-economic objectives, including especially Biodiversity, Pollution and Community. Improved biodiversity outcomes are forecast as good against even economic indicators. The degree of positivity of sustainability outcome increases in the scenario of greater than statutory 10% biodiversity net gain (option II) albeit that this could begin to affect the financial bottom-line of development projects in terms of deliverability.



**Table 3L: Appraisal of Policy option ‘Sustainable Drainage’ against SA objectives**

Yet to be appraised	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape / Townscape	SA13 Heritage	SA14 Delivery
I. Continue with the approach in the adopted Local Plan														
II. Require more naturalised filtration on smaller sites														
III. Require less naturalised filtration on larger sites														

**Judgement of Effects:**

++ **Very Positive**  
 + **Positive**  
 0 **Neutral**  
 - **Negative**  
 --- **Very negative**  
 n/a **Not applicable**

*The following are factored into appraisal:*

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised /Borough-wide spatial scale)

**Summary of Appraisal of Policy option ‘Sustainable Drainage’ against SA objectives**

**Table 3M: Appraisal of ‘Sustainable Development / Adapting to Climate Change’ against SA objectives**

Yet to be appraised	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
Energy performance: residential														
I. Maintain national building standards														

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II. A higher standard than (I) e.g. BREEAM code level 4 equivalent														
III. Keep Government policy under review and aim where possible for a higher standard than (I)														
<b>Energy performance: non-residential</b>														
I. Maintain the adopted plan's approach														
II. A higher standard than (I)														

Water efficiency standards														
I. Maintain the adopted plan's approach														
II. Reduce water efficiency to the Government's lower daily standard (125 litres / household)														

**Judgement of Effects:**

 **++ Very Positive**
 **+ Positive**
 **0 Neutral**
 **- Negative**
 **-- Very negative**
 **n/a Not applicable**

*The following are factored into appraisal:*

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised /Borough-wide spatial scale)

Summary of Appraisal of ‘Sustainable Development / Adaptation to Climate Change’ against SA objectives

**Table 3N: Appraisal of Policy option ‘Utilities’ against SA objectives**

Yet to be appraised	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaption	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GL/ Open Space	SA12 Landscape / Townscape	SA13 Heritage	SA14 Delivery
Maintain adopted plan approach to Utilities generally – given NPPF, no ‘reasonable alternatives’ exist														

**Judgement of Effects:**

++ **Very Positive**
+ **Positive**
0 **Neutral**
- **Negative**
--- **Very negative**
n/a **Not applicable**

*The following are factored into appraisal:*

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised /Borough-wide spatial scale)
- 

**Summary of Appraisal of Policy option ‘Utilities’ against SA objectives**

**Table 30: Appraisal of Policy option ‘Pollution & Contamination’ against SA objectives**

Pollution and Contamination	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Migration	SA9 Waste	SA10 Biodiversity	SA11 GL/Open Space	SA12 Landscape / Townscape	SA13 Heritage	SA14 Delivery
Maintain adopted plan approach to Pollution and Contamination – given NPPF,	0	++	0	0	+	++	0	+ / ?	0	++	0	0	0	- / ?

no 'reasonable alternatives' exist															
<p><b>Judgement of Effects:</b></p> <p> <b>++ Very Positive</b>               <b>+ Positive</b>               <b>0 Neutral</b>               <b>- Negative</b>               <b>-- Very negative</b>               <b>n/a Not applicable</b> </p> <p><i>The following are factored into appraisal:</i></p> <ul style="list-style-type: none"> <li>- Likelihood of effect</li> <li>- Duration of effects</li> <li>- Magnitude of effects (localised /Borough-wide spatial scale)</li> </ul>															

**Summary of Appraisal of Key theme 'Pollution and Contamination' against SA objectives**

The NPPF explains that planning policies should ensure that development sites are suitable taking account of ground conditions, land stability, and contamination. Development should be appropriate for its location taking account of the likely effects of pollution on health, living conditions and the natural environment. Significant adverse noise effects should be avoided, and light effects limited. Planning policies should contribute to compliance with the relevant national limits or objectives for pollutants, taking account of Air Quality Management Areas, opportunities to improve air quality and mitigate impacts (e.g. through travel management or green infrastructure). Policy DM8 states that development will not be supported if it is likely to cause loss of amenity, impact on public health or other unacceptable environmental impact through air, water, noise / vibration or light pollution, or through land contamination. Susceptible development will not be supported where it would be adversely affected. Contamination will be remediated.

Continuing this proposed policy performs well in principle against a range of sustainability objectives, most especially Biodiversity, Pollution and Community Health, but also against Natural Resources. A question mark exists over how such matters can sometimes affect development viability, with outcomes in this domain more Uncertain.

**Table 3P: Appraisal of Policy option ‘Transportation / Active Travel’ against SA objectives**

Transportation / Active Travel	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Migration	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
Maintain adopted plan approach to Transportation / Active Travel – given NPPF, no ‘reasonable alternatives’ exist	+	++	+	++	0	-	0	++	0	0	0	0	0	0



**Judgement of Effects:**



**Very Positive**



**Positive**



**Neutral**



**Negative**



**Very negative**



**Not applicable**

*The following are factored into appraisal:*

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised /Borough-wide spatial scale)

**Summary of Appraisal of Policy option 'Transportation / Active Travel' against SA objectives**

The NPPF explains that plans should address the impacts of development on transport networks, realise opportunities from existing / proposed transport infrastructure, technology and usage, promote walking, cycling and public transport, the environmental effects of transport are appropriately mitigated, and transport is integrated into design to achieve high quality places. Patterns of growth should be actively managed to support these objectives. The adopted plan sets the following approach:

- Policy S11 – seeks to minimise emissions, pollution, and congestion by supporting walking, cycling and public transport; safeguarding routes and securing infrastructure. Key transport improvements across all modes are listed (and policy S12 lists new and improved footpaths / cycleways).
- Policy DM13 requires safe access, provision for pedestrians, cyclists and public transport, and the implementation of off-site improvements as required.

The overall approach is consistent with the NPPF, so there are not deemed to be any reasonable alternatives. In principle the continuation of such an approach performs well against a number of sustainability parameters, notably Climate Change Mitigation, Sustainable Transport / Accessibility and Community. In reality uncertainty, however, exists in the domain of Pollution since, despite the best endeavours of local transport policies, some negative outcomes can perhaps not be completely excluded.

**Table 3Q: Appraisal of Policy option ‘Parking’ against SA objectives**

Yet to be appraised	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Migration	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape / Townscape	SA13 Heritage	SA14 Delivery
I. Continue with the approach in the adopted local plan														
II. Set standards, but without expressing them as a minimum or maximum														
III. Set maximum standards														

where there is a clear Notes (e.g. in Eastleigh town centre)															
<p><b>Judgement of Effects:</b></p> <p> <b>Very Positive</b>                <b>Positive</b>                <b>Neutral</b>                <b>Negative</b>                <b>Very negative</b>                <b>Not applicable</b> </p> <p><i>The following are factored into appraisal:</i></p> <ul style="list-style-type: none"> <li>- Likelihood of effect</li> <li>- Duration of effects</li> <li>- Magnitude of effects (localised /Borough-wide spatial scale)</li> </ul>															

**Summary of Appraisal of Policy option ‘Parking’ against SA objectives**

**Table 3R: Appraisal of Policy option ‘Community Facilities’ against SA objectives**

Community Facilities	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resources	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Land scape/Town scape	SA13 Heritage	SA14 Delivery
Maintain adopted plan approach to Community Facilities – given NPPF, no ‘reasonable alternatives’ exist	0	++	+ / ?	0	0	0	0	0	0	0	0	0	0	0

**Judgement of Effects:**

Very Positive  
 Positive  
 Neutral  
 Negative  
 Very negative  
 Not applicable

*The following are factored into appraisal:*

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised /Borough-wide spatial scale)

**Summary of Appraisal of Policy option ‘Community Facilities’ against SA objectives**

In the adopted local plan Policy S10 explains that the Council will work with relevant bodies to secure new community infrastructure, for new development: schools, medical facilities, cemeteries, and other community infrastructure (e.g. halls, local shops). Policy DM36 states that new community, cultural and leisure facilities will be supported in centres, and elsewhere subject to the sequential approach, accessibility, etc. The loss of community facilities will not be supported unless they are relocated or surplus to requirements.

In terms of sustainability appraisal, a continuation of the adopted Local Plan approach to providing community facilities is considered to be good for the Community Health objective and potentially also for the Economy criterion. Against other objectives outcomes are likely to be largely uncertain.

**Table 3S: Appraisal of Policy option ‘Funding Infrastructure’ against SA objectives**

Funding Infrastructure	SA Objective													
	SA1 Housing	SA2 Community Health	SA3 Economy	SA4 Sustainable Transport / Accessibility	SA5 Natural Resource	SA6 Pollution	SA7 CC Adaptation	SA8 CC Mitigation	SA9 Waste	SA10 Biodiversity	SA11 GI/ Open Space	SA12 Landscape/ Townscape	SA13 Heritage	SA14 Delivery
Maintain adopted plan approach to Funding Infrastructure – given NPPF, no ‘reasonable alternatives’ exist	0	0	+	++	0	0	0	+ / ?	0	0	+ / ?	0	0	+

**Judgement of Effects:**



*The following are factored into appraisal:*

- Likelihood of effect
- Duration of effects
- Magnitude of effects (localised /Borough-wide spatial scale)

**Summary of Appraisal of Policy option ‘Funding Infrastructure’ against SA objectives**

The adopted local plan includes Policy DM38, which states that development will be permitted providing it has provided or contributed to the infrastructure needed. In sustainability terms maintaining the adopted Local Plan approach constitutes a positive outcome against many objectives, including Sustainable Transport / Accessibility, Deliverability and Economy, with considerations against some environmental parameters are initially uncertain.

**Table 4A:**  
**Appraisal of Strategic Development Options against SA objectives**  
 SDO A1 North-east of Fair Oak

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Capable of contributing to healthcare provision
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	++	Within 400m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Over 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	+	Between 401 - 800 metres away
4.6 Proximity to nearest Neighbourhood Centre	N/A	Closer to Fair Oak village centre (a higher order centre)
4.9 Proximity to primary school	-	Between 1,201 - 1,600 metres away
4.10 Proximity to secondary school	+	Between 801 - 1,600 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		

SA objective/ criterion		Notes
5.1 Safeguarding mineral reserves	- / o	Majority within mineral safeguarding area.
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?	?	
12.3 - Will it avoid the most sensitive landscapes?	--	Majority of site is identified as high/moderate sensitivity, with over 20% in high sensitivity
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-	Significance of assets on Winchester Rd to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	A1 is completely within a SLAA site and available within 10 years (FO002/03/15)

### SDO A1+A2 North-east of Fair Oak

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	



SA objective/ criterion		Notes
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Capable of contributing to healthcare provision
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 401-800m of a frequent bus service and within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	o	Between 801 – 1,200 metres away
4.6 Proximity to nearest Neighbourhood Centre	N/A	Closer to Fair Oak village centre (a higher order centre)
4.9 Proximity to primary school	--	over 1,600 metres away
4.10 Proximity to secondary school	o	Between 1,601 – 2,400 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	Majority within mineral safeguarding area.
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		

SA objective/ criterion		Notes
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?	?	
12.3 - Will it avoid the most sensitive landscapes?	--	Majority of site is identified as high/moderate sensitivity, with over 20% in high sensitivity
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-/?	Significance of asset cluster at Mortimer Farm and assets on Winchester Rd to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	A large majority of Option A1+A2 is within a SLAA site and available within 10 years (FO002/03/15)

### SDO A1+A2+A3 North-east of Fair Oak

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Capable of contributing to healthcare provision
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	

SA objective/ criterion		Notes
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	--	Over 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	N/A	Closer to Fair Oak village centre (a higher order centre)
4.9 Proximity to primary school	--	over 1,600 metres away
4.10 Proximity to secondary school	o	Between 1,601 – 2,400 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	Majority within mineral safeguarding area.
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change/Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	-	
12.2a - Will it conserve and enhance the South Downs National Park?	?	
12.3 - Will it avoid the most sensitive landscapes?	-	Majority of site is identified as high/moderate sensitivity, less than 20% is high sensitivity
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites)	-/?	Significance of asset cluster at Mortimer Farm, and setting of assets at E Horton Fm to be determined  Potential for harm to significance of assets on Winchester Rd – to be determined

SA objective/ criterion		Notes
of local importance for heritage including locally-listed buildings)		
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	A large majority of Option A1+A2+ A3 is within a SLAA site and available within 10 years (FO002/03/15, FO004/10/11)

### SDO A1+A2+A3+A4 North-east of Fair Oak

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Capable of contributing to healthcare provision
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	--	Over 1,600 metres away

SA objective/ criterion		Notes
4.6 Proximity to nearest Neighbourhood Centre	N/A	Closer to Fair Oak village centre (a higher order centre)
4.9 Proximity to primary school	--	over 1,600 metres away
4.10 Proximity to secondary school	o	Between 1,601 – 2,400 metres away
4.12 Reducing traffic congestion	?	
<b>5. <u>Natural Resources</u></b>		
5.1 Safeguarding mineral reserves	o / -	50-50 split within and outside Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. <u>Climate Change Adaptation</u></b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. <u>Landscape/Townscape</u></b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Potential Gap: Fair Oak-Lower Upham
12.2a - Will it conserve and enhance the South Downs National Park?	?	
12.3 - Will it avoid the most sensitive landscapes?	-	Approximately half of site is identified as high/moderate sensitivity
<b>13. <u>Heritage</u></b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-/?	Significance of asset cluster at Mortimer Farm and setting of E Horton Fm to be determined Potential for harm to significance of assets on Winchester Rd – to be determined
<b>14. <u>Deliverability</u></b>		
14.1 Is the site available for development?	+	A large majority of Option A1+A2+A3+A4 is within a SLAA site and available within 10 years (FO002/03/15, FO004/10/11 and FO005/08)

SDO B1a South of Bishopstoke

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Capable of contributing to healthcare provision
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 401-800m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	--	Over 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	o	Between 801 – 1,200 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	o	Between 1,601 – 2,400 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	Majority within minerals safeguarding area
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'

SA objective/ criterion		Notes
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Potential Gap: Bishopstoke / Fair Oak-Horton Heath
12.2a - Will it conserve and enhance the South Downs National Park?	?	
12.3 - Will it avoid the most sensitive landscapes?	0 / ?	Majority of site in moderate/low sensitivity, 28% unknown.
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-/?	Significance of W Horton Farm and setting of Firtree Farm to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	-	Approximately half of option B1a is within a SLAA site and available within 10 years (BIS006-10)

### SDO B1b South of Bishopstoke

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	

SA objective/ criterion		Notes
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 401-800m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	N/A	Closer to Fair Oak village centre (a higher order centre)
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	o	Between 1,601 – 2,400 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	50-50 split within and outside Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	+ / o	Majority Grade 4 - 'poor quality', rest Grade 3 - 'good-to-moderate quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	



SA objective/ criterion		Notes
12.2a - Will it conserve and enhance the South Downs National Park?	?	
12.3 - Will it avoid the most sensitive landscapes?	?	<i>Unknown – site has not been assessed</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	+/?	Setting of Firtree Farm within 500m of N boundary – significance to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	-	All of option B1b is within a SLAA site and available within 10-15 years (FO013)

### SDO B1a + B1b + B2 South of Bishopstoke

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Capable of contributing to healthcare provision
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	o	Within 801- 1,200m of a frequent bus service

SA objective/ criterion		Notes
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	o	Between 801 – 1,200 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	-	Between 2, 401 – 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	Majority within minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	+ / o	Majority Grade 4 - 'poor quality', rest Grade 3 - 'good-to-moderate quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Potential Gap: Bishopstoke / Fair Oak-Horton Heath
12.2a - Will it conserve and enhance the South Downs National Park?	?	
12.3 - Will it avoid the most sensitive landscapes?	0/?	Majority of site in moderate/low sensitivity, 29% unknown
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-/?	Significance of W Horton Farm and setting of Firtree Farm – to be determined
<b>14. Deliverability</b>		

SA objective/ criterion		Notes
14.1 Is the site available for development?	-	Approximately half of option B1a+B1b+B2 is within a SLAA site and available within 5 years or in 10-15 years (BIS006-10, FO013, WE002/03)

### SDO C1 North of West End

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Capable of contributing to healthcare provision
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	-	Within 801- 1,200m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	-	Between 1,201 – 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	N/A	Closer to West End Local Centre (a higher order centre)

SA objective/ criterion		Notes
4.9 Proximity to primary school	o	Between 801 - 1,200 metres away
4.10 Proximity to secondary school	--	Greater than 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o / -	Majority outside minerals safeguarding area
5.2 Avoiding the loss of the best and most versatile agricultural land	o	Fairly even split of Grade 2, 3 and 4
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Potential Gap: Horton Heath-West End
12.2a - Will it conserve and enhance the South Downs National Park?	?	
12.3 - Will it avoid the most sensitive landscapes?	-/?	Approximately half of site in high/moderate sensitivity, 19% unknown
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	+/?	Setting of Moorgreen Farm within 500m of NE boundary – significance to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	A large majority of option C1 is within a SLAA site and available within 10 years (WE004-10)

SDO C1+C2 North of West End

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Capable of contributing to healthcare provision
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	-	Within 801- 1,200m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	N/A	Closer to West End Local Centre (a higher order centre)
4.9 Proximity to primary school	-	Between 1,201 – 1,600 metres away
4.10 Proximity to secondary school	--	Greater than 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	0 / -	Majority outside mineral safeguarding Area

SA objective/ criterion		Notes
5.2 Avoiding the loss of the best and most versatile agricultural land	0 / -	Majority of site is Grade 3 - 'good-to-moderate quality'. The remainder of the site is classified as Grade 2 - 'very good quality' and Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	0	
7.2 Will the site be at risk of fluvial flooding?	0	
7.3 Is the site at risk from surface water or ground water flooding?	0	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Potential Gap: Horton Heath-West End
12.2a - Will it conserve and enhance the South Downs National Park?	?	
12.3 - Will it avoid the most sensitive landscapes?	-/?	Majority of site is identified as high/moderate sensitivity, 17% unknown
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-/?	Significance of Moorgreen Farm asset cluster to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	A large majority of option C1+C2 is within a SLAA site and available within 10 years (WE004-10)

### SDO C1+C2+C3 North of West End

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	

SA objective/ criterion		Notes
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Capable of contributing to healthcare provision
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	--	Over 1,600m of a frequent bus service or 1,200m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	N/A	Closer to West End Local Centre (a higher order centre)
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	--	Greater than 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	0 / -	Majority outside mineral safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	0 / -	Majority Grade 3 - 'good-to-moderate quality', then split of Grade 2 - 'very good quality' and Grade 4 - 'poor quality'
<b>7. Climate Change/Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	0	
7.2 Will the site be at risk of fluvial flooding?	0	
7.3 Is the site at risk from surface water or ground water flooding?	0	
<b>12. Landscape/Townscape</b>		

SA objective/ criterion		Notes
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap E: Southampton / West End – Hedge End Potential Gap: Horton Heath-West End
12.2a - Will it conserve and enhance the South Downs National Park?	?	
12.3 - Will it avoid the most sensitive landscapes?	-/?	Majority of site is identified as high/moderate sensitivity, 12% unknown
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-/?	Significance of Moorgreen Farm asset cluster to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	A large majority of option C1+C2+C3 is within a SLAA site and available within 10 years (WE004-10)

### SDO D1 North of Hedge End

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Capable of contributing to healthcare provision



SA objective/ criterion		Notes
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	Close to Hedge End railway station, which promotes sustainable labour force movements
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	++	Within 400m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	+	Within 600m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	-	Between 2,401 – 3,200 metres away
4.5 Proximity to nearest Local Centre	N/A	Closer to Hedge End District Centre (a higher order centre)
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	-	Between 1,201 – 1,600 metres away
4.10 Proximity to secondary school	-	Between 2,401 – 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	- / o	Majority Grade 2
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap F: Hedge End/Boorley Green-Horton Heath
12.2a - Will it conserve and enhance the South Downs National Park?	?	
12.3 - Will it avoid the most sensitive landscapes?	-	Majority of site is identified as high/moderate sensitivity
<b>13. Heritage</b>		

SA objective/ criterion		Notes
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	+/?	Setting of North Croft House Park & Garden to NE – significance to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of option D1 is within a SLAA site and available within 5 years (BOT007, BOT008)

### SDO D1+D2 North of Hedge End

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Capable of contributing to healthcare provision
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	Related to Hedge End Railway Station, which promotes a more sustainable movement of the labour force
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	++	Within 400m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	o	Within 601 – 1,200m of an infrequent rail service

SA objective/ criterion		Notes
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	-	Between 2,401 – 3,200 metres away
4.5 Proximity to nearest Local Centre	N/A	Closer to Hedge End District Centre (a higher order centre)
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	-	Between 2,401 – 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	- / o	Some Grade 2 – ‘good quality’; remainder Grade 3 - ‘good-to-moderate quality’
<b>7. Climate Change/Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap F: Hedge End / Boorley Green-Horton Heath
12.2a - Will it conserve and enhance the South Downs National Park?	?	
12.3 - Will it avoid the most sensitive landscapes?	-	Majority of site is identified as high/moderate sensitivity
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-/?	North Croft Park & Garden and setting – significance to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	A large majority of option D1+D2 is within a SLAA site and available within 5 years (BOT007, BOT008, BOT003, BOT005, BOT006)

**Table 4B:  
Appraisal of Small & Medium Site Options against SA objectives**

**Site 1**

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Capable of contributing to healthcare provision
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	o	Within 801-1,200m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	-	Between 2,401-3,200 metres
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	-	Between 1,201 - 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	--	Greater than 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	-	Site is in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change/Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	-	
<b>12. Landscape/Townscape</b>		

12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap B: Eastleigh-Bishopstoke
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-/?	Significance of asset adjacent to SE of parcel to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 1 is within sites BIS001-BIS003 and available within 5 years

## Site 2

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 401-800m of a frequent bus service and within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	-	Between 1,201 - 1,600 metres away

4.6 Proximity to nearest Neighbourhood Centre	-	Between 1,201 - 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	o	Between 1,601 - 2,400 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o / -	Majority out of mineral safeguarding area
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-/?	Heritage Asset cluster within 100m of parcel's NW boundary: significance / setting issues to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 2 is within site FO001 and available within 5 years

### Site 3

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	

1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	-	Site not well related to settlement pattern, hence less sustainable for employment uses
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	--	Greater than 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	-	Site is in a Minerals safeguarding area
5.2 Avoiding the loss of the best and most versatile agricultural land	o / +	Majority Grade 3 - 'good-to-moderate quality', rest Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	

7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	- / ?	Heritage Asset cluster within 100m of parcel's NW boundary: significance / setting issues to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 3 is within site O006 and available within 5 years

## Site 4

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		



3.1 - Suitability of the site for employment uses?	-	Site not well related to settlement pattern, hence less sustainable for employment uses
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	--	Greater than 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	-	Site is in a Minerals safeguarding area
5.2 Avoiding the loss of the best and most versatile agricultural land	o / +	Majority Grade 3 - 'good-to-moderate quality', rest Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o / -	Approximately half of the site has potential for groundwater flooding to occur at surface (and half does not)
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	- / ?	Heritage Asset within southern segment of parcel: significance / setting issues, and potential for positive integration, to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 4 is within site FO006 and available within 5 years

Site 5

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	-	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	-	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	o	Between 801-1,200m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	++	Within 400m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	+	Within 601 – 1,200 of a frequent rail service
4.3 - Proximity to Eastleigh Town Centre	+	Between 801 – 1,600 meters
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	-	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	+	Between 401 – 800 metres away
4.9 Proximity to primary school	-	Between 1,201 - 1,600 metres away
4.10 Proximity to secondary school	o	Between 1,601 - 2,400 metres away
4.12 Reducing traffic congestion	?	

<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	-	Site is in a Minerals safeguarding area
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	-	Gap B: Eastleigh-Bishopstoke
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 5 is within site EAS001 and available within 5 years

Site 6

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Capable of contributing to healthcare provision
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 401-800 metres of a frequent bus service and within 400m of an infrequent bus service.
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	-	Within 1,801 - 2,400m of a frequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Over half of the site is more than 3,200 meters away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	++	Less than 400 metres away
4.9 Proximity to primary school	o	Between 801 - 1,200 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	

<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	-	Site is in a Minerals safeguarding area
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o / --	
7.3 Is the site at risk from surface water or ground water flooding?	o / -	Some of the site fall has low probability of surface water flooding and has the potential for ground water flooding to occur at surface.
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap B: Eastleigh-Bishopstoke
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	- / ?	Extreme north-west of parcel within Bishopstoke CA and heritage asset 200m to east of it: significance / setting issues to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 6 is within site BIS005 and available within 5 years

## Site 7

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	

1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	-	Site not well related to settlement pattern, hence less sustainable for employment uses
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	-	Within 1,201-1,600m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	Majority within mineral safeguarding area
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	-	Majority of site has potential for groundwater flooding. Major part of site has a low probability of of surface water flooding.
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Potential Gap: Eastleigh-Horton Heath
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets	o	

(i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)		
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 7 is within site WE001 and available within 5 years

## Site 8

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	-	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	-	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	++	Within 400m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	-	Between 1,201 - 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	o	Between 801 - 1,200 metres away
4.10 Proximity to secondary school	+	Between 801 - 1,600 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area

5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	-	Majority of site has potential for groundwater flooding. Major part of site has a low probability of of surface water flooding.
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap C: Fair Oak-Horton Heath
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	- / ?	Heritage asset within 100m to E of easternmost parcel: significance / setting issues to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 8 is within site FO020 and available within 5 years

## Site 9

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	-	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	-	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		



3.1 - Suitability of the site for employment uses?	?	Further assessment needed on compatibility of surrounding uses / road access for potential non-light industry uses
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	++	Within 400m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	-	Between 1,201 - 1,600 metres away
4.10 Proximity to secondary school	+	Between 801 - 1,600 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	--	
7.3 Is the site at risk from surface water or ground water flooding?	o / -	About 50-50 split of site has the potential for ground water flooding to occur at surface. Think majority is not at risk of flooding so neutral score probably likely but included both as unsure.
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 9 within site FO016 and available within 5 years

**Site 10**

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	++	Within 400m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	-	Between 1,201 - 1,600 metres away
4.10 Proximity to secondary school	+	Between 801 - 1,600 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		

12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 10 is within FO012 and available within 5 years

## Site 11

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		

4.1 Proximity to and frequency of existing and likely new bus services to key destinations	++	Within 400m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	o	Between 1,601 - 2,400 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	o / +	50/50 split of Grade 3 - 'good-to-moderate quality' and 4
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas,	o	

scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)		
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 11 is within sites FO017-19 and available within 5 years

## Site 12

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	++	Within 400m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	o	Between 1,601 - 2,400 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		

5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	o / +	Majority Grade 4 - 'poor quality', rest Grade 3 - 'good-to-moderate quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 12 is within site BOT001 and available within 5 years

## Site 13

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	

<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	++	Within 400m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	-	Within 1,201-1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	o	Between 1,601 - 2,400 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	o / -	Majority Grade 3 - 'good-to-moderate quality', rest Grade 2 - 'very good quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	-	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 13 is within site BOT004 (and the northern part of BOT003) and available within 5 years

**Site 14**

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+ / ?	Relationship with existing settlement pattern requires more detailed assessment
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	++	Within 400m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	o	Grade 3 - 'good-to-moderate quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		



12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 14 is within site BOT002 and available within 5 years

## Site 15

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	-	Site not well related to settlement pattern, hence less sustainable for employment uses
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	-	Within 1,201 – 1,600m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away

4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	o	Between 801 - 1,200 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	o / -	Majority Grade 3 - 'good-to-moderate quality', rest Grade 2 - 'very good quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap E: Southampton/West End – Hedge End Gap F: Hedge End / Boorley Green-Horton Heath
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 15 is within site WE005 and available within 5-10 years

## Site 16

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	

1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	-	Between 1,201-1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	Well-located for Hedge End railway station; eastern segment of site already policy WE3 (employment uses)
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	-	Within 1,201 – 1,600m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	-	Between 1,201 - 1,600 metres away
4.9 Proximity to primary school	o	Between 801 - 1,200 metres away
4.10 Proximity to secondary school	--	Greater than 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	o / -	Majority Grade 3 - 'good-to-moderate quality', rest Grade 2 - 'very good quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap E: Southampton/West End – Hedge End Gap F: Hedge End / Boorley Green-Horton Heath
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological	o	

sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)		
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 16 is within sites WE012-13 and available within 5 years

## Site 17

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	-	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	-	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	+	Between 401-800m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	+	Between 401 - 800 metres away
4.9 Proximity to primary school	+	Between 401 – 800 metres away
4.10 Proximity to secondary school	--	Greater than 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	-	Grade 2 - 'very good quality'

<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 17 is within site WE011 and available within 5 years

## Site 18

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	?	Further assessment needed on compatibility of surrounding uses and road access for non-light industry uses
<b>4. Sustainable Transport/Accessibility</b>		

4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 401-800 metres of a frequent bus service and within 400m of an infrequent bus service.
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	o	Between 801 – 1,200 metres away
4.10 Proximity to secondary school	o	Between 1,601 – 2,400 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	Majority within minerals safeguarding area.
5.2 Avoiding the loss of the best and most versatile agricultural land	-	Grade 1
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	-	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 18 is within site BOT011 and available within 5 years

**Site 19**

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	-	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	-	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	++	Within 400m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	-	Between 1,201 - 1,600 metres away
4.10 Proximity to secondary school	+	Between 801 - 1,600 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	o	Grade 3 - 'good-to-moderate quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	-	
<b>12. Landscape/Townscape</b>		

12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 19 is within site BOT009 and available within 5 years

## Site 20

SA objective/ criterion	Notes	
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 401-800 metres of a frequent bus service and within 400m of an infrequent bus service.
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	-	Between 2,401 - 3,200 metres away



4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	-	Between 1,201 - 1,600 metres away
4.10 Proximity to secondary school	+	Between 801 - 1,600 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	o	Grade 3 - 'good-to-moderate quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap F: Hedge End-Horton Heath-Boorley Green
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 20 is within site BOT010 and available within 5 years

## Site 21

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	

1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+ / ?	A segment of site is already policy BO1 (housing)
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 401-800 metres of a frequent bus service and within 400m of an infrequent bus service.
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	o	Between 1,201 - 1,600 metres away
4.10 Proximity to secondary school	o	Between 801 - 1,600 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	Majority within Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	- / o	Majority Grade 1, rest Grade 3 - 'good-to-moderate quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+ / --	Majority outside designated settlement gap
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local	- / ?	A heritage asset lies within 100m to south of parcel; significance / setting issues to be determined

importance for heritage including locally-listed buildings)		
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 21 is within sites BOT012-17 and available within 10 years

## Site 22

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	o	Between 801-1,200m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	-	Between 2,401 - 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	o	Between 801 - 1,200 metres away
4.10 Proximity to secondary school	+	Between 801 - 1,600 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	50-50 split within and outside Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	- / o	Majority Grade 3 - 'good-to-moderate quality', rest Grade 2 - 'very good quality'

<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap D: Hedge End / Boorley Green - Botley
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 22 is within sites BOT018-20 and available within 5 years

## Site 23

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	-	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	-	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	+	Between 401-800m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	?	Further assessment needed to establish compatibility with urban edge / adjacent land use(s)

<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	o	Within 401-800m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	-	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	o	Between 1,601-2,400 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	--	Greater than 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	+/o	Majority Grade 4 - 'poor quality', rest Grade 3 - 'good-to-moderate quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap E: Southampton/West End-Hedge End
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 23 is within site HE001 and available within 5 years

**Site 24**

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	o	Between 801-1,200m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	o	Within 401-800m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	o	Between 1,601-2,400 metres away
4.5 Proximity to nearest Local Centre	o	Between 801 – 1,200 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	+	Between 401 -800 metres away
4.10 Proximity to secondary school	o	Between 1,601 – 2,400 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o / -	Majority out of mineral safeguarding area
5.2 Avoiding the loss of the best and most versatile agricultural land	o	Grade 3 - 'good-to-moderate quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		

12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap D: Hedge End-Botley-Boorley Green
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 24 is within site BOT021 and available within 5 years

## Site 25

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	+	Between 401-800m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	o	Within 401-800m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	-	Within 1,201-1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	o	Between 1,601-2,400 metres away
4.5 Proximity to nearest Local Centre	+	Between 401 - 800 metres away

4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	++	Less than 400 meters away
4.10 Proximity to secondary school	o	Between 1,601 – 2,400 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	50-50 split within and outside Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	- / o	Majority Grade 3 - 'good-to-moderate quality', rest Grade 2 - 'very good quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13.</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-	Heritage asset entirely within site and further detailed assessment will be required to establish harm to significance and setting
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 25 is within site BOT022 and available within 5 years

## Site 26

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	-	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	-	



<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	-	Between 1,201-1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	?	Further assessment needed regarding compatibility of surrounding uses and road access for non-light industry uses
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	o	Between 1,601-2,400 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	o	Between 801 - 1,200 metres away
4.10 Proximity to secondary school	o	Between 1,601 - 2,400 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	o	Grade 3 - 'good-to-moderate quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	-	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local	o	

importance for heritage including locally-listed buildings)		
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 26 is within site BOT023 and available within 5 years

## Site 27

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	-	Between 1,201-1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	o	Between 1,601-2,400 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	o	Between 801 - 1,200 metres away
4.10 Proximity to secondary school	o	Between 1,601 - 2,400 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o / -	Majority out of mineral safeguarding area.
5.2 Avoiding the loss of the best and most versatile agricultural land	o / -	Roughly 50/50 split of Grade 3 - 'good-to-moderate quality' and Grade 2 - 'very good quality'

<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	-	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 27 is within site BOT024 and available within 5 years

## Site 28

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	+	Between 401-800m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	?	Further assessment needed to establish compatibility with urban edge / adjacent land use(s)
<b>4. Sustainable Transport/Accessibility</b>		

4.1 Proximity to and frequency of existing and likely new bus services to key destinations	o	Within 401- 800 of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	-	Within 1,201-1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	o	Between 801 - 1,200 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	o	Between 801 - 1,200 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o / -	50-50 split within and outside Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	o / -	Roughly 50/50 split of Grade 3 - 'good-to-moderate quality' and Grade 2 - 'very good quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 28 is within site BOT026 and available within 5 years

**Site 29**

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	+	Between 401-800m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	?	Further assessment needed to establish compatibility with urban edge / adjacent land use(s)
<b>4. Sustainable Transport</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	o	Within 401- 800 of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	-	Within 1,201-1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	o	Between 801 - 1,200 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	o	Between 801 - 1,200 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o / -	50-50 split within and outside Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	o / -	Roughly 50/50 split of Grade 3 - 'good-to-moderate quality' and Grade 2 - 'very good quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	

<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-	Conservation Area and Heritage asset adjacent to north of parcel / cluster of heritage assets to south-east – significance / setting issues to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 29 is within site BOT025 and available within 5 years

## Site 30

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Between 401-800m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	-	Site somewhat detached hence unsustainable for employment uses
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	-	Within 801-1,200m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away

4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	Majority within Minerals Safeguarding Area.
5.2 Avoiding the loss of the best and most versatile agricultural land	o / -	Majority Grade 3 - 'good-to-moderate quality', rest Grade 1
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-	Within Botley Conservation Area, with heritage asset on northern boundary of parcel – significance / setting issues to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 30 is within site BOT026 and available within 5 years

## Site 31

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	

1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	+	Between 401-800m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	++	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	-	Within 801-1,200m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	o	Between 801 – 1,200 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	-	Site is in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local	o	



importance for heritage including locally-listed buildings)		
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 31 is within sites BUR001-02 and available within 5 years

### Site 32

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	-	Between 1,201-1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	?	Further assessment needed to establish compatibility with urban edge / adjacent land use(s)
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	-	Between 1,201 - 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		

5.1 Safeguarding mineral reserves	-	Site is in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	- / +	Majority Grade 1, rest Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	-	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 32 is within site HOU001 and available within 10 years

### Site 33

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	o	Between 801-1,200m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		

3.1 - Suitability of the site for employment uses?	-	Site not well related to settlement pattern, hence less sustainable for employment uses
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	--	Over 1,200m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	-	Between 1,201 - 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	o	Between 801 - 1,200 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	-	Site is in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	o	Majority Grade 3 - 'good-to-moderate quality', very minor part of site is Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 33 is within site BUR003(a-c) and available within 5 years

**Site 34**

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	-	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	-	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	o	Between 801-1,200m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+ / ?	Further assessment is needed regarding the suitability of the local road network, especially regarding usage by any non-light industrial activities
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	o	Within 401-800m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	o	Between 801 - 1,200 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	--	Greater than 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	Majority within Minerals Safeguarding Area.
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	

<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	o	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	--	Potential for harm to significance of Bursledon Windmill, Windmill Conservation Area, and settings; further, detailed assessment required
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 34 is within site BUR007 and available within 5 years

## Site 35

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	-	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	-	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	?	Further assessment needed to establish compatibility with urban edge / adjacent land use(s)
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	o	Within 401-800m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service

4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	-	Between 2,401 - 3,200 metres away
4.5 Proximity to nearest Local Centre	o	Between 801 - 1,200 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	-	Between 1,201 - 1,600 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap G: Hedge End-Bursledon
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-	Heritage asset to south – significance / setting issues to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 35 is within site HE002 and available within 5 years

## Site 36

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	

1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	-	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	-	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	o	Between 801-1,200m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	-	Within 1,201-1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	+	Between 401 - 800 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	o	Between 801 - 1,200 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Location is not in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o / -	Site is not at risk of ground water flooding but decent proportion of site has high/medium risk of surface water flooding
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	o	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas,	-	Heritage asset to south – significance / setting issues to be determined

scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)		
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 36 is within site BUR006 and available within 5 years

## Site 37

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	-	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	-	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Less than 400m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	o	Between 801 - 1,200 metres away
4.6 Proximity to nearest Neighbourhood Centre	o	Between 801 - 1,200 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	o	Between 1,601 - 2,400 metres away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	-	Site is in a Minerals Safeguarding Area



5.2 Avoiding the loss of the best and most versatile agricultural land	+ / o	Majority G4, rest G3
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	o	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 37 is within site BUR004(A,b) and available within 5 years

## Site 38

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Capable of contributing to healthcare provision
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		

4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	o	Between 801 - 1,200 metres away
4.6 Proximity to nearest Neighbourhood Centre	+	Between 401 - 800 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	Majority within Minerals Safeguarding Area.
5.2 Avoiding the loss of the best and most versatile agricultural land	- / o	Majority G1, rest G3
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o / -	About 50-50 split of site has the potential for ground water flooding to occur at surface
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap H: Southampton-Netley-Bursledon
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All within sites BUR005, HOU002-03 and available within 5 years

## Site 39

SA objective/ criterion	Notes
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<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	-	Within 801-1,200m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	-	Within 1,201-1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	o	Between 801 - 1,200 metres away
4.10 Proximity to secondary school	o	Between 1,601 - 2,400 metres away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	-	Site is in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	-	Grade 1
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	-	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	-- / o	Majority very poor, although small site adjacent to former 'Roll Call' pub more sustainable
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>

<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	o	All of site 39 is within sites HOU005-06. Developer noted that site is available within 5 years, however landowner not aware of submission for part of site

## Site 40

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	o	Between 801-1,200m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	o	Within 401-800m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	-	Within 1,201-1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	o	Between 801 - 1,200 metres away

4.6 Proximity to nearest Neighbourhood Centre	++	Less than 400 metres away
4.9 Proximity to primary school	-	Between 1,201 - 1,600 metres away
4.10 Proximity to secondary school	+	Between 801 - 1,600 metres away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	Majority within Minerals Safeguarding Area.
5.2 Avoiding the loss of the best and most versatile agricultural land	o	Grade 3 - 'good-to-moderate quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap I: Netley-Bursledon-Hamble
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 40 is within site HOU007 and available within 5 years

## Site 41

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	

<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	o	Between 801-1,200m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	o	Within 401-800m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	-	Within 1,201-1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	-	Between 1,201 - 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	++	Less than 400 metres away
4.9 Proximity to primary school	-	Between 1,201 - 1,600 metres away
4.10 Proximity to secondary school	+	Between 801 - 1,600 metres away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	Majority within Minerals Safeguarding Area.
5.2 Avoiding the loss of the best and most versatile agricultural land	o	Grade 3 - 'good-to-moderate quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	-	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	

<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 41 is within site HAM001 and available within 5 years

## Site 42

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	+	Between 401-800m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	?	Further assessment needed to establish compatibility with urban edge / adjacent land use(s)
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	o	Within 401-800m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	o	Within 601-1,200m of an infrequent service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	o	Between 801 - 1,200 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	+	Between 801 - 1,600 metres away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	-	Site is in a Minerals Safeguarding Area
5.2 Avoiding the loss of the best and most versatile agricultural land	o / +	Majority Grade 3 - 'good-to-moderate quality', rest Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	

7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap I: Netley-Hamble-Bursledon
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 42 is within site HAM002 and available within 10 years

### Site 43

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	+	Between 401-800m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	Also related to Hound railway station, which for travel-to-work, can be a sustainability advantage
<b>4. Sustainable transport/Accessibility</b>		



4.1 Proximity to and frequency of existing and likely new bus services to key destinations	--	Over 1,200m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	o	Within 601-1,200m of an infrequent service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	-	Between 1,201 - 1,600 metres away
4.9 Proximity to primary school	+	Between 401-800 metres away
4.10 Proximity to secondary school	++	Less than 800 meters away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	- / o	Majority within Minerals Safeguarding Area.
5.2 Avoiding the loss of the best and most versatile agricultural land	- / +	Majority Grade 1, rest Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap I: Netley-Hamble-Bursledon
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-	Adjacent to north of site are two important assets, whilst to south is Registered Park & Garden and Conservation Area – further, detailed assessments of significance, including to setting, would be required
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 43 is within site HOU008 and available within 5 years

**Site 44**

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	-	Between 1,201-1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	- / ?	Whilst location not wholly sustainable, site nevertheless offers waterfront for activities within the maritime sector
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	--	Over 1,200m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	-	Within 1,201-1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	-	Between 1,201 - 1,600 metres away
4.10 Proximity to secondary school	++	Less than 800 meters away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	-	Site is in a Minerals Safeguarding Area.
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		

12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap I: Netley-Hamble-Bursledon
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 44 is within site HAM004 and available within 5 years

## Site 45

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	-	Between 1,201-1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+ / ?	Waterfront access, albeit much of site already allocated within adopted local plan policy HA2
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	--	Over 1,200m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away

4.5 Proximity to nearest Local Centre	-	Between 1,201 - 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	-	Between 1,201 - 1,600 metres away
4.10 Proximity to secondary school	+	Between 801 - 1,600 metres away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o / -	Majority out of mineral safeguarding area.
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o / --	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	o	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	- / ?	Northernmost fragment lies within Bursledon Conservation Area – significance / setting issues to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 45 is within sites HAM005-07 and available within 5 years. Sites HAM006-007 were also submitted by residents for other uses not residential development.

## Site 46

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	-	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	-	

1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	-	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	++	Within 400m of a frequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	o	Between 1,601 - 2,400 metres away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Site is outside Mineral Safeguarding Area.
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local	o	

importance for heritage including locally-listed buildings)		
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 46 is within site FO021 and available within 5 years

## Site 47

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	-	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	-	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	-	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	?	Further assessment needed to establish compatibility with urban edge / adjacent land use(s)
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 401-800m of a frequent bus service.
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Site is outside Mineral Safeguarding Area.

5.2 Avoiding the loss of the best and most versatile agricultural land	o	Grade 3 - 'good-to-moderate quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	?	To be assessed
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	o	
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 47 is within site FO022 and available within 5 years

## Site 48

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	-	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	-	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		

4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	N/A	Closer to Eastleigh town centre (a higher order centre)
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	-	Between 1,201 - 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	o	Between 1,601 - 2,400 metres away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Site is outside Mineral Safeguarding Area.
5.2 Avoiding the loss of the best and most versatile agricultural land	+	Grade 4 - 'poor quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	- / ?	Heritage asset cluster to west of parcel – significance / setting issues to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	+	All of site 48 is within site FO023 and available within 5 years



**Site 49**

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	-	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	-	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	?	Further assessment needed on compatibility of surrounding uses and road access for non-light industry
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	--	Over 1,200m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	-	Within 1,201-1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	o	Between 801 - 1,200 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	+	Between 401-800 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	-	Site is in a Mineral Safeguarding Area.
5.2 Avoiding the loss of the best and most versatile agricultural land	-	Grade 1 – very good quality
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		

12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-	Within Netley Abbey Conservation Area and there is a heritage asset adjacent to the south-east of the parcel: significance and setting considerations would need further, detailed assessment
<b>14. Deliverability</b>		
14.1 Is the site available for development?	--	All of site 49 is within site HOU009. This was identified by officers and its deliverability is unknown

## Site 50

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	--	Over 2,400m of a frequent rail service and over 1,800m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away

4.4 Proximity to nearest District Centre (Hedge End or Fryern)	o	Between 1,601-2,400 metres away
4.5 Proximity to nearest Local Centre	-	Between 1,201 - 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	--	Greater than 1,600 metres away
4.10 Proximity to secondary school	-	Between 2,401 - 3,200 metres away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Site is outside Mineral Safeguarding Area.
5.2 Avoiding the loss of the best and most versatile agricultural land	-	Grade 2 - 'very good quality'
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+/-	Around half of site is in settlement gap and scores 'poor' / 'very poor'; the other half is outside the gap
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	-	Heritage asset within parcel and another adjacent to south-east: significance / setting issues, and potential for positive integration, to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	--	All of site 50 is within site HE003. This was identified by officers and its deliverability is unknown

## Site 51

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	

1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	--	Over 1,600m to existing health facilities
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	Offers waterfront access for potential activities within the maritime sector
<b>4. Sustainable Transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	+	Within 400m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	o	Within 601-1,200m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	--	Greater than 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	--	Greater than 1,600 metres away
4.9 Proximity to primary school	-	Between 1,201 - 1,600 metres away
4.10 Proximity to secondary school	--	Greater than 3,200 metres away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	o	Site is outside Mineral Safeguarding Area.
5.2 Avoiding the loss of the best and most versatile agricultural land	-	Grade 1 – very good quality
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	+	
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological	- / ?	Bursledon CA lies adjacent to SW boundary of parcel – significance / setting issues to be determined

sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)		
<b>14. Deliverability</b>		
14.1 Is the site available for development?	--	All of site 51 is within site BUR008. This was identified by officers and its deliverability is unknown

## Site 52

SA objective/ criterion		Notes
<b>1. Provide sufficient housing to meet identified local needs, including affordability and special needs</b>		
1.2 Can the site contribute to meeting affordable housing needs?	+	
1.3 Can the site provide a general mix of homes (e.g. size, type, tenure)	+	
1.4 - Can the site provide specialist housing (e.g. for the elderly, disabled, sheltered or self / custom build)?	+	
<b>2. Safeguard and improve community health, safety and wellbeing</b>		
2.2 Are health facilities available locally?	++	Capable of contributing to healthcare provision
<b>3. Develop a dynamic and diverse economy</b>		
3.1 - Suitability of the site for employment uses?	+	
<b>4. Sustainable transport/Accessibility</b>		
4.1 Proximity to and frequency of existing and likely new bus services to key destinations	--	Over 1,200m of an infrequent bus service
4.2 Proximity to and frequency of existing and likely new rail services to key destinations	o	Within 601-1,200m of an infrequent rail service
4.3 - Proximity to Eastleigh Town Centre	--	Greater than 3,200 metres away
4.4 Proximity to nearest District Centre (Hedge End or Fryern)	--	Greater than 3,200 metres away
4.5 Proximity to nearest Local Centre	-	Between 1,201 - 1,600 metres away
4.6 Proximity to nearest Neighbourhood Centre	o	Between 801 - 1,200 metres away
4.9 Proximity to primary school	+	Between 401 - 800 metres away
4.10 Proximity to secondary school	+	801 - 1,600 metres away
4.12 Reducing traffic congestion	?	Greater than 1,600 metres away
<b>5. Natural Resources</b>		
5.1 Safeguarding mineral reserves	--	Site is allocated for mineral extraction

5.2 Avoiding the loss of the best and most versatile agricultural land	+ / -	Significant majority Grade 4 - 'poor quality', minor amount is Grade1
<b>7. Climate Change Adaptation</b>		
7.1 Will the site be at risk of tidal flooding?	o	
7.2 Will the site be at risk of fluvial flooding?	o	
7.3 Is the site at risk from surface water or ground water flooding?	o	
<b>12. Landscape/Townscape</b>		
12.1a - Will development adversely affect the separation of neighbouring settlements?	--	Gap I: Netley-Hamble-Bursledon
12.2a - Will it conserve and enhance the South Downs National Park?		<i>To be appraised</i>
<b>13. Heritage</b>		
13.1 Conserving and enhancing the significance and setting of heritage assets (i.e. listed buildings, conservation areas, scheduled monuments, archaeological sites, historic parks and gardens and landscapes and other sites of local importance for heritage including locally-listed buildings)	- / ?	Parcel is within 200m of Registered Park & Garden and Conservation Area (Royal Victoria Park) – significance / setting issues to be determined
<b>14. Deliverability</b>		
14.1 Is the site available for development?	-	A large majority of site 52 is within a SLAA site (HAM003 (a&b), HAM008). Its availability depending on the progress of minerals extraction. Site HAM003 was also submitted by individuals for other uses not residential development.





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