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Eastleigh Borough Local Plan 2016-2036

Sustainability Appraisal Report to accompany the Eastleigh Borough Proposed Submission Local Plan at Regulation 19 consultation stage

Volume 1 of 2: Main Report
Prepared by LUC, in association with Eastleigh Borough Council
June 2018

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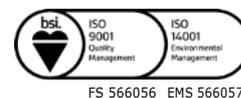
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Local Plan at Regulation 19 consultation stage

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1 Introduction

- 1.1 This Sustainability Appraisal Report has been prepared by LUC in conjunction with Eastleigh Borough Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the emerging Eastleigh Borough Local Plan 2016-2036.
- 1.2 This report relates to the Proposed Submission Local Plan prepared for Regulation 19¹ consultation (hereafter referred to as the Eastleigh Proposed Submission Local Plan, or the Proposed Submission Local Plan) and it should be read in conjunction with that document.

Context for the Eastleigh Borough Local Plan

- 1.3 Eastleigh Borough covers an area of 79.8 km² and is located in south Hampshire². It has an estimated population of 129,635³ and is the third largest local authority in population terms in Hampshire⁴. The Eastleigh Borough local authority area borders Southampton to the south west, Test Valley Borough to the north west, Winchester District to the north, and Fareham Borough to the east. The Borough is predominantly urban and suburban, but approximately a quarter is rural, with some significant areas of countryside that are locally significant, mainly because of the separation they provide between settlements, but also because of their biodiversity and landscape characteristics. The Borough has three main settlements: Eastleigh, Chandler's Ford and Hedge End, and eight smaller settlements: Bishopstoke, Botley, Bursledon, Fair Oak, Hamble-le-Rice, Horton Heath, Netley and West End.
- 1.4 The Borough is well connected with the M3 and M27 and rail links to other major southern cities, including London, Bournemouth and Brighton. The Borough is also internationally connected via Southampton International Airport. The Borough has four Air Quality Management Areas (AQMA) covering sections of the A335 and M3, Hamble Lane in Bursledon and High Street, Botley. The most recent Air Quality Progress Report found that nitrogen dioxide is the main pollutant of concern in the Borough, with road traffic being the primary source of pollutants.
- 1.5 None of the Borough's landscape is subject to statutory landscape designations but it adjoins the South Downs National Park, contributing to its setting. Much of the Borough now has the character of urban fringe with intrusion of urbanising elements, particularly around the borders with Southampton but also in the narrowing gaps between some settlements.
- 1.6 Approximately 7% of the Borough has been statutorily designated for its international, national and local nature conservation importance, with a further 10% designated for non-statutory nature conservation. There are two Special Areas of Conservation, one Ramsar site, one Special Protection Area, five SSSIs, 143 Sites of Importance for Nature Conservation (SINC) and six Local Nature Reserves falling either wholly or partially within the Borough's boundary.
- 1.7 There are 182 Grade II* and Grade II listed buildings, eight Conservation Areas, 10 Scheduled Monuments and one Registered Park and Garden at the Royal Victoria Country Park in Netley. The Borough also has one locally listed Registered Park and Garden.
- 1.8 Eastleigh Borough has relatively low levels of deprivation and falls in the top quarter of the least deprived local authorities in the country. This is reflected in low unemployment levels - in 2017

¹ Of the Town and Country Planning (Local Planning) (England) Regulations 2012

² Eastleigh Borough Council Website (20168) Borough Profile. <https://www.eastleigh.gov.uk/our-community/borough-profile>
<https://www.eastleigh.gov.uk/business/why-eastleigh/facts-and-figures.aspx>

³ ONS (2016) Population Estimates for UK, England and Wales, Scotland and Northern Ireland.
<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland>

⁴ Eastleigh Borough Council Website (20168) Borough Profile. <https://www.eastleigh.gov.uk/our-community/borough-profile>
<https://www.eastleigh.gov.uk/business/why-eastleigh/facts-and-figures.aspx>

only 3.2% of the economically active population was unemployed, which is the same as the figure for the South East (3.2%) and lower than the national figure of 4.4%. Between January 2017 and December 2017, 86.3% of the traditional working age population (16-64 years old) was economically active. This compares to economic activity levels of 81.4% for the South East and 78.4% for the UK⁵

- 1.9 Eastleigh Borough, in common with many other parts of the UK, is experiencing high demand for sustainable and accessible locations for new housing, particularly affordable housing.

The Local Plan

Background

- 1.10 The National Planning Policy Framework (NPPF) was published in 2012. The NPPF gives guidance to local councils in drawing up local plans and on making decisions on planning applications. While Eastleigh Borough has a local plan in preparation, the 'saved' policies of the Eastleigh Borough Local Plan Review (adopted in 2006) remains in operation.
- 1.11 The Borough Council is an active member of the Partnership for Urban South Hampshire (PUSH), which is a partnership of authorities within Hampshire (including the County Council) working together to support the sustainable economic growth of the sub region and to facilitate the strategic planning functions necessary to support that growth. PUSH's prime objective is to improve South Hampshire's economic performance. This requires the provision of land for development and interventions to achieve a balanced housing market. To this end, PUSH has published a Spatial Position Statement to 2034⁶, which sets out the overall need for and distribution of development in South Hampshire as well as identifying potential major development locations in the longer term and key infrastructure to support sustainable growth. This replaces the PUSH South Hampshire Strategy 2012.
- 1.12 Following its submission to the Secretary of State in July 2014, the Eastleigh Borough Local Plan 2011 – 2029 was found unsound at examination hearings in November 2014. The main reason for this was that the Inspector considered the proposed housing element to be insufficient to meet needs over the plan period, particularly with regards to the findings of the January 2014 South Hampshire Strategic Housing Market Assessment (SHMA) which set out the need for the provision of affordable housing and a suitable response to market signals⁷. Policy S2 in the submitted Plan proposed a minimum of 10,140 new dwellings in the plan period of 2011 – 2029, which equates to 564 dwelling per annum (dpa). The January 2014 South Hampshire SHMA was published just before the publication of the Proposed Submission Local Plan, and in relation to household/population projections, the report's recommended projection at a Borough level amounts to 615 dpa for Eastleigh Borough, which equates to 11,070 dwellings for the Local Plan period to 2029, 930 more than the Plan proposed. The Council resisted the use of the higher annual housing figure, but the Inspector rejected this, noting that there needed to be some basis for resisting the figure, and suggested that the PUSH SHMA and the June 2014 Analysis of Objectively Assessed Needs in the light of the 2012 based Sub-national Population Projections provide a reasonable starting point.
- 1.13 On the basis of the Inspector's conclusions from the initial examination hearings, in December 2014 the Council decided to depart from developing a Local Plan covering the period 2011–2029 and instead prepare a new Local Plan for the period from 2016 to 2036, which will reconsider the housing requirements for Eastleigh Borough and be in line with the emerging review of the PUSH South Hampshire Strategy.
- 1.14 In relation to the SA for the submitted Local Plan, the Inspector noted that it was difficult to understand the evidential basis for the conclusion that a higher level in growth would threaten the

⁵ NOMIS Labour Market Profile (2018) – Eastleigh.

<https://www.nomisweb.co.uk/reports/lmp/la/1946157302/report.aspx?town=eastleigh#tabrespop>

⁶ Partnership for Urban South Hampshire (2016) PUSH Spatial Position Statement

⁷ Inspector's Report of the Eastleigh Borough Local Plan 2011-2029, February 2015
http://www.eastleigh.gov.uk/pdf/ppi_InspectorsreportFeb15.pdf

environmental integrity of the Borough. Importantly, the Inspector's report also noted in paragraph 58, that "if the [submitted Eastleigh Borough] Plan was being progressed, the Council would have to identify a possible range [of housing growth options] for what is practical in terms of increased delivery. That range would then have needed to be tested through Sustainability Appraisal in relation to the environmental impact of development on various sites in order to identify the appropriate requirement to be included in the Plan". This requirement will still be relevant to the work being undertaken on the new Local Plan and in particular the consideration of a range of growth options and their appraisal through the SA.

- 1.15 In preparing the 2011-2029 Local Plan significant research was undertaken and much of this evidence was still relevant and considered by the Council to be sufficiently robust to inform the 2011-2036 Issues and Options document. Further research was undertaken in summer 2015 to consider the need for new homes, additional employment floorspace and accommodation for travelling communities. Many of the allocations made in the 2011-2029 Local Plan have since progressed through the planning application process so that they now have permission or a resolution to permit. A significant amount of the housing requirement will be met by these permissions.

Current stage of the Local Plan preparation

- 1.16 The Eastleigh Borough Local Plan has now reached Proposed Submission stage. The Local Plan at this stage sets out the policies and plans to guide the future development of Eastleigh Borough in the period up to 2036. It identifies the scale of development required during this period and the key locations to meet this need. It includes policies to allocate land for development to meet identified needs and address various issues, including:
- The amount of development required and where this will be located.
 - Conservation of the natural and historic environments.
 - The future roles of town, village and local centres and out-of-town retail areas.
 - The required infrastructure to support new and existing development.
 - Developmental design requirements.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.17 Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.
- 1.18 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive⁸, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)⁹. The purpose of SEA, as defined in Article 1 of the SEA Directive is 'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'.
- 1.19 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance¹⁰ shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and

⁸ SEA Directive 2001/42/EC

⁹ Under EU Directives 2011/92/EU and 2014/52/EC concerning EIA

¹⁰ <http://planningguidance.planningportal.gov.uk/>

to present an SA report that incorporates the requirements of the SEA Regulations. The SA/SEA of the Eastleigh Borough Local Plan is being prepared in the spirit of this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

Structure of this report

- 1.20 This report is the SA report for the Eastleigh Borough Proposed Submission Local Plan. **Table 1.1** signposts how the requirements of the SEA Regulations have been met within this SA report.

Table 1.1 Requirements of the SEA Regulations and where these have been addressed in this SA Report

SEA Regulation Requirements	Where covered in this SA report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapters 1 and 3, and Appendix 2.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapter 3 and Appendix 3.
c) The environmental characteristics of areas likely to be significantly affected	Chapter 3 and Appendix 3.
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Chapter 3 and Appendix 3.
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation	Chapter 3 and Appendix 2.
f) The likely significant effects on the environment, 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. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Chapters 4-10.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Chapters 4-10.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapter 2.
i) a description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 11.
j) a non-technical summary of the information provided under the above headings	A non-technical summary has been prepared to accompany this document.

SEA Regulation Requirements	Where covered in this SA report
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	Addressed throughout this SA report.
<p>Consultation:</p> <ul style="list-style-type: none"> authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4) 	Consultation on the SA Scoping Report for the Eastleigh Borough Local Plan was undertaken between June and July 2015. Consultation responses received have been addressed in the final version of the SA Scoping Report (December 2015) and relevant sections of this SA Report (as explained in Appendix 1).
<ul style="list-style-type: none"> authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2) 	Consultation is being undertaken in relation to the Eastleigh Borough Proposed Submission Local Plan from 25 th June 2018. The current consultation documents are accompanied by this SA report.
<ul style="list-style-type: none"> other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	N/A
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)	
<p>Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> the plan or programme as adopted a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and the measures decided concerning monitoring (Art. 9) 	To be addressed after the Local Plan is adopted.
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	To be addressed after the Local Plan is adopted.
<p>Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).</p>	This report has been produced in line with current guidance and good practice for SEA/SA and this table demonstrates where the requirements of the SEA Directive have been met.

1.21 This section has introduced the SA of the Eastleigh Borough Proposed Submission Local Plan. The remainder of the report is structured into the following sections:

- Chapter 2: Methodology** describes the approach that has been taken to the SA of the Proposed Submission Local Plan, including the SA framework used in the appraisal.

- **Chapter 3: Sustainability context for development in Eastleigh Borough** summarises the relationship between the Eastleigh Borough Local Plan and other relevant plans, policies and programmes, summarises the social, economic and environmental characteristics of the district and identifies the key sustainability issues.
- **Chapters 4-9: Sustainability Appraisal findings** set out the SA findings for the Vision and Objectives, strategy, strategic allocations and policies, development management policies and site allocations set out in the Proposed Submission Local Plan. For each set of options, information is provided about the reasonable alternatives that were considered and the reasons for selecting the options that have been taken forward in the Local Plan and rejecting others.
- **Chapter 10: Cumulative effects** looks across the Proposed Submission Local Plan to consider the cumulative effects of all preferred policies and site allocations.
- **Chapter 11: Monitoring** provides recommendations for monitoring the significant effects identified.
- **Chapter 12: Conclusions and next steps** summarises the key findings from the SA and describes the next steps to be undertaken.

1.22 The appendices to the SA Report are presented in a separate volume and structured as follows:

- **Appendix 1** presents the consultation comments received in relation to the SA Scoping Report in summer 2015 and in relation to the SA of the Issues and Options document and describes how those comments were addressed in the final version of the Scoping Report (December 2015).
- **Appendices 2 and 3** respectively set out the review of relevant plans, policies and programmes and the baseline information (these were originally presented in the SA Scoping Report).
- **Appendix 4** presents the assumptions that were applied during the appraisal of the site allocations, Strategic Growth Options, Strategic Location Options and Strategic Spatial Options.
- **Appendix 5** presents the detailed SA matrices prepared for the Strategic Location Options (summarised in **Chapter 5** of this main report).
- **Appendix 6** presents the detailed SA matrices for the Strategic Growth Options assessments (summarised in **Chapter 5** of this main report).
- **Appendix 7** presents a comparison of the sustainability performance of Strategic Growth Option (SGO) B/C to that of the reasonable alternative SGOs considered.
- **Appendix 8** presents the detailed SA matrices for site allocations assessments (summarised in **Chapter 7** of the main report).
- **Appendix 9** presents the full assessments for those sites allocated in Policy DM25.
- **Appendix 10** presents the SA findings for the non-spatial policy options assessed at Issues and Options stage.
- **Appendix 11** details the reasons why certain options were taken forward and others were not.

2 Methodology

- 2.1 In addition to complying with legal requirements, the approach being taken to the SA of the Eastleigh Borough Local Plan Issues and Options is based on current best practice and the guidance on SA/SEA set out in the National Planning Practice Guidance¹¹, which involves carrying out SA as an integral part of the plan-making process. **Table 2.1** below sets out the main stages of the plan-making process and shows how these correspond to the SA process.

Table 2.1 Corresponding stages in plan making and SA

Local Plan Step 1: Evidence Gathering and engagement
SA stages and tasks
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> • 1: Identifying other relevant policies, plans and programmes, and sustainability objectives • 2: Collecting baseline information • 3: Identifying sustainability issues and problems • 4: Developing the SA Framework • 5: Consulting on the scope of the SA
Local Plan Step 2: Production
SA stages and tasks
<p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> • 1: Testing the Plan objectives against the SA Framework • 2: Developing the Plan options • 3: Evaluating the effects of the Plan • 4: Considering ways of mitigating adverse effects and maximising beneficial effects • 5: Proposing measures to monitor the significant effects of implementing the Plan
<p>Stage C: Preparing the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> • 1: Preparing the SA Report
<p>Stage D: Seek representations on the Plan and the Sustainability Appraisal Report</p>

¹¹ <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

<ul style="list-style-type: none"> • 1: Public participation on Plan and the SA Report • 2(i): Appraising significant changes
Local Plan Step 3: Examination
SA stages and tasks
<ul style="list-style-type: none"> • 2(ii): Appraising significant changes resulting from representations
Local Plan Step 4 & 5: Adoption and Monitoring
SA stages and tasks
<ul style="list-style-type: none"> • 3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the Plan
<ul style="list-style-type: none"> • 1: Finalising aims and methods for monitoring • 2: Responding to adverse effects

2.2 The methodology set out below describes the approach that has been taken to the SA of the Eastleigh Borough Local Plan to date and provides information on the subsequent stages of the process.

Stage A: Scoping

2.3 The SA process began in June 2015 with the production of a Scoping Report for the Local Plan by Eastleigh Borough Council.

2.4 The scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues. The Scoping Report presented the outputs of the following tasks:

- Policies, plans and programmes of relevance to the Local Plan were identified and the relationships between them were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
- In line with the requirements of the SEA Regulations, baseline information was collected on the following 'SEA topics': biodiversity, flora and fauna; population and human health; water; soil; air; climatic factors; material assets; cultural heritage and the landscape. Data on social and economic issues were also taken in to consideration. This baseline information provides the basis for predicting and monitoring the likely effects of the Local Plan and helps to identify alternative ways of dealing with any adverse effects identified.
- Drawing on the review of relevant plans, policies and programmes and the baseline information, key sustainability issues for the district were identified (including environmental problems, as required by the SEA Regulations).
- A Sustainability Appraisal framework was then presented, setting out the SA objectives against which options and subsequently policies will be appraised. The SA framework provides a way in which the sustainability impacts of implementing a particular plan can be described, analysed and compared. The SA framework is designed to set out a series of sustainability objectives and associated questions that can be used to "interrogate" options and policies drafted during the plan-making process. These SA

objectives define the long-term aspirations for Eastleigh Borough with regard to social, economic and environmental considerations. During the SA, the performance of the plan options (and later, policies) are assessed against these SA objectives and appraisal questions.

- 2.5 The review of relevant plans, policies and programmes and the baseline information will continue to be updated as necessary at each stage of the SA process to ensure that they reflect the current situation in Eastleigh Borough.
- 2.6 Public and stakeholder participation is an important element of the SA and wider plan-making processes. It helps to ensure that the SA report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development. The Scoping Report for the Local Plan was published in June 2015 for a five week consultation period with the statutory consultees (Natural England, the Environment Agency and Historic England). The comments received during the consultation were then reviewed and addressed as appropriate in a final version of the Scoping Report which was published in December 2015.
- 2.7 **Appendix 1** lists the comments that were received during the scoping consultation and Issues and Options consultation and describes how each one has been addressed. In light of the comments received, a number of amendments were made to the baseline information, key sustainability issues and the SA framework. These were reflected in the final SA Scoping Report (December 2015) and those parts of the Scoping Report are presented in **Appendices 2 and 3** of this report and are summarised in **Chapter 3**.
- 2.8 **Table 2.2** presents the 13 SA objectives in the Eastleigh Borough SA framework and shows how all of the 'SEA topics' have been covered by the SA objectives.

Table 2.2 SA Framework for Eastleigh Borough

SA Objective	SEA Directive Topics
1. Provide sufficient housing to meet identified local needs, including affordability and special needs.	Population
2. Safeguard and improve community health, safety and wellbeing.	Population Human health
3. Develop a dynamic and diverse economy.	Population
4. Reduce road traffic and congestion through reducing the need to travel by car/lorry and improving sustainable travel choice.	Population Human health Air
5. Protect and conserve natural resources.	Material assets Soil Water
6. Reduce air, soil, water, light and noise pollution.	Soil Water Air
7. Plan for the anticipated levels of climate change.	Climatic factors
8. Minimise Eastleigh Borough's contribution to climate change by reducing the Borough's carbon footprint and minimising other greenhouse gas emissions.	Climatic factors
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.	Material assets
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range. Avoid, mitigate or, at last resort, compensate for adverse effects on biodiversity.	Biodiversity Flora Fauna
11. Enhance the Borough's multifunctional green infrastructure networks.	Biodiversity Flora Fauna

	Human health
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.	Landscape Cultural heritage including architectural and archaeological heritage
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.	Cultural heritage including architectural and archaeological heritage

SA Stage B: Developing and refining options and assessing effects

- 2.9 Developing options for a plan is an iterative process, usually involving a number of consultations with public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.
- 2.10 Regulation 12 (2) of the SEA Regulations requires that:
 "The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—
 (a) implementing the plan or programme; and
 (b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme."
- 2.11 It should be noted that any alternatives considered for the plan need to be "reasonable". This implies that alternatives that are "not reasonable" do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the overarching Vision and Objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.
- 2.12 It also needs to be recognised that the SEA and SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified for each option, such that it is not possible to 'rank' them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.

Identification and appraisal of options for the Eastleigh Borough Local Plan

- 2.13 The alternative options for Local Plan policies were identified by the Council based on the most up-to-date evidence, in particular in relation to the levels of development required in the Borough. However, the Council is not starting from scratch in identifying options as the previous Local Plan went through four wide-ranging public consultations. Therefore, the Council is already aware of the views of many of the Borough's organisations and communities and the broad development strategy was set by the previous plan. Retention of gaps between settlements is a clear priority for the Council and local communities and the Council has published an updated Corporate Plan that gives tackling congestion as a high level priority. Therefore, the different types of options for the new Local Plan have been identified as follows:
- **Vision and Objectives** – the Local Plan Vision and objectives are in line with those set out in the Borough Council's Corporate Plan 2015-25. The Vision and Objectives have been appraised and the findings are described in **Chapter 4** of this SA Report.

- **Strategy Options** – in order to identify the number of new homes to plan for over the next 20 years (up until 2036), in summer 2015, the Council commissioned JG Consulting to undertake a fresh appraisal of the Borough’s objectively assessed housing needs. This sought to provide an interim update to some of the findings of the South Hampshire Strategic Housing Market Assessment (SHMA), which was published in January 2014. The ‘Eastleigh Borough Housing Needs Study’ was published in June 2015 and concluded that 563 homes per annum would be a reasonable objective assessment of need. However, in addition, PUSH has also been working on an update to the South Hampshire Spatial Strategy and its evidence base, including the SHMA, and the 2016-2036 Local Plan will need to take account of this work. A critical aspect of this work will be whether unmet housing needs arising from elsewhere within the housing market area can be met in the Borough. Therefore, a range of potential ‘quantum’ options were considered for meeting housing needs in the Borough, as described in the Issues and Options document and Housing Background Paper, and the reasons for selecting the four reasonable alternative quantum options are described in **Chapter 6** of this SA Report.
- **Strategic Location Options** – there is likely to be a need to identify sites to accommodate a significant amount of new development within the Borough in the period up to 2036. The Council prepared a new draft Strategic Land Availability Assessment (SLAA) which considered the development potential of over 250 individual sites which were promoted for development, or appraised by officers across the Borough. The SLAA also set out estimates of the amount of housing likely to come forward in the future from sites within existing towns and villages, as well as those sites which already have planning permission. Based on the emerging findings of the SLAA at the time, options for providing for new development were identified. These combined individual sites assessed in the SLAA into a series of ‘Strategic Location options’, some of which were capable of being developed in combination with others (considered below as ‘strategic spatial options’). A total of 23 reasonable alternative Strategic Location options were identified and appraised as described in **Chapter 5** and **Appendix 5** of this SA Report.
- **Strategic Spatial Options** – Eight ‘Strategic Spatial Options’ were proposed in the Issues and Options document, which combined one or more of the 23 Strategic Location options. Some of these options were identified around particular locations, others were proposed as a “package” by developers, while some of the strategic location options were combined because of the role they can play in delivering new infrastructure. The SA findings for the eight Strategic Spatial Options are described in **Chapter 5**.
- **Strategic Growth Options** – Following production of additional evidence, the Council further refined the Strategic Spatial Options to compile the Strategic Growth Options (SGOs). The Council also prepared a matrix of uses that would be delivered for each SGO. The SA findings for the SGOs are described in **Chapter 5**.
- **Greenfield Site Allocation Options**¹² – EBC initially identified 41 reasonable alternative greenfield site allocation options, out of 214 SLAA sites. These 41 options were subject to SA in July 2017. In late 2017, an additional 10 potential site options (one of which was a smaller part of a previously assessed site option) were identified by EBC and these were subject to SA. The SA findings for the greenfield site allocation options are presented in **Chapter 8**.
- **Policy Options** – This set of options considers the main planning issues facing the Borough over the period to 2036, and the type of policy approaches that could be used to address each issue. For each issue the approach taken in the Local Plan 2011-2029 has been considered, along with reasonable alternative policy approaches. For several of the proposed policy approaches, reasonable alternatives were not identified as any

¹² As identified in the Eastleigh Strategic Land Availability Assessment, May 2017

approach other than the preferred approach would not be in conformity with the requirements of the National Planning Policy Framework (NPPF). As well as development management policies, there are also a number of policies that set out requirements for development of the allocated sites, which give more detail than just the site boundaries. The assessment results for these have been presented in **Chapters 6, 7 and 9.**

- 2.14 All of the reasonable options for policies and for strategic locations for development and site allocations were subject to SA in accordance with the methodology set out in this report (also described further ahead in this chapter). The draft findings were made available to Eastleigh Borough Council officers preparing the Local Plan, helping to inform the plan preparation process.
- 2.15 Note that sites with extant planning permission have not been subject to SA, as these are likely to be developed whether included in the Local Plan or not.

Eastleigh Borough Local Plan Issues and Options document

- 2.16 The Issues and Options document was published in December 2015, which contained a range of alternatives for inclusion in the Local Plan, which were subject to SA. This identified the strategic issues and constraints for the borough, a draft vision and objectives for the Local Plan and a review of key development needs. This led to identification of six options for the scale of housing growth (housing quantum options), although two of these were considered to be unreasonable and were therefore not assessed through the SA process. The Issues and Options document also identified needs for travelling communities and employment land and the SA assessed the sustainability effects of providing for these in full.
- 2.17 The Issues and Option document also set out a range of alternatives for the Strategic Local Options, Strategic Spatial Options and Policy Options. All were subject to SA, the results of which were shared with the Council and published for consultation alongside the Issues and Options document. The results of the Issues and Options document SA, among other factors, fed into the next stages of Local Plan preparation.

Eastleigh Borough Proposed Submission Local Plan

- 2.18 This SA relates to the Proposed Submission Local Plan. Following consultation on the Issues and Options document and additional evidence base work and SA work, the draft vision and objectives, Quantum, Strategic Location, Strategic Spatial and Policy Options were reviewed and refined. Where multiple options existed, the Council selected which option to take forward. Such decisions were based on a range of factors, including consultation responses and the SA of the Issues and Options document. In many cases, the option(s) taken forward are not identical to those presented in the Issues and Options document as they have been updated and refined.
- 2.19 As evidence sources have changed and been updated, the site assessment criteria have continued to evolve. The SA objectives remain the same, but the assessment criteria have been updated to make use of the most up to date evidence available.
- 2.20 In preparing the Proposed Submission Local Plan, the Council identified a number of potential development site allocations. The Council sent 41 site allocation options to LUC in summer 2017 and these were subject to SA. An additional 10 potential site options were sent to LUC in February 2018 and these were assessed in the same way as the other site options. The results of these assessments were sent to the Council prior to the Proposed Submission Plan being finalised, so that they could feed into decision-making. Similarly, the Council sent LUC draft development management policies in summer 2017, which were subject to SA. The results were sent to the Council in October 2017, so that they could feed into finalising the policies for the Proposed Submission version of the plan. The Council also sent LUC five Strategic Growth Options (SGOs) in January 2018. LUC assessed these SGOs in early 2018, and fed the results of this assessment back to the Council for consideration in finalising the plan.

- 2.21 This SA Report presents the assessments referred to above and the assessment of the Proposed Submission Local Plan as a whole.

SA Stage C: Preparing the Sustainability Appraisal report

- 2.22 This SA report describes the process that has been undertaken to date in carrying out the SA of the Eastleigh Borough Local Plan. It sets out the findings of the appraisal of options included in the Issues and Options document and the Proposed Submission Local Plan, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects), while considering policy approaches that may help to mitigate negative effects and maximise the benefits of the plan as it is drafted in full. It also describes the reasons for selecting or rejecting options during the preparation of the Issues and Options document and the Proposed Submission Local Plan.

SA Stage D: Consultation on the Eastleigh Borough Local Plan and this SA Report

- 2.23 Eastleigh Borough Council is inviting comments on the Proposed Submission Local Plan and this SA Report. Both documents are being published on the Council's website for consultation from 25th June 2018.

SA Stage E: Monitoring implementation of the Local Plan

- 2.24 Recommendations for monitoring the social, environmental and economic effects of implementing the Eastleigh Borough Local Plan are presented in **Chapter 11**.

Appraisal methodology

- 2.25 The reasonable policy and site options for the Local Plan set out in the Proposed Submission Local Plan have been appraised against the 13 SA objectives in the SA framework (see Table 2.2 earlier in this section), with scores being attributed to each option or preferred approach to indicate its likely sustainability effects on each objective as follows. Table A4.1 in Appendix 4 sets out in detail the scoring criteria for each assessment question.
- 2.26 The likely effects of the options for the Local Plan need to be determined and their significance assessed, and this inevitably requires a series of judgments to be made. This appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown in **Figure 2.1**.
- 2.27 The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or preferred approach on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect, taking into account other factors that may influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.

Figure 2.1: Key to symbols and colour coding used in the SA of the Eastleigh Borough Local Plan

++	The option is likely to have a significant positive effect on the SA objective(s).
+	The option is likely to have a positive effect on the SA objective(s).
0	The option is likely to have a negligible or no effect on the SA objective(s) or option not assessed for this objective*.
-	The option is likely to have a negative effect on the SA objective(s).
--	The option is likely to have a significant negative effect on the SA objective(s).
?	It is uncertain what effect the option will have on the SA objective(s), due to a lack of information.
+/-	The option is likely to have a mixture of positive and negative effects on the SA objective(s).

*'option not assessed' only applies where the SA objective is not relevant to a particular option

- 2.28 Where a potential positive or negative effect is subject to uncertainty, for example because the outcome will be reliant on events or actions by third parties, a question mark has been added to the relevant score (e.g. +? or -?) and the score is colour coded as per the potential positive, negligible or negative score (i.e. green, red etc.).
- 2.29 The SA findings for the Proposed Submission Local Plan are described in **Chapters 4-10**. The full assessments are set out in **Appendices 5-9**.

Assumptions applied during the SA

- 2.30 SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency and transparency in the appraisal of the strategic locations, detailed assumptions were developed and applied, as presented in **Appendix 4**. The assumptions were applied by reference to various information sources, in particular digital mapping and the Council's site assessment forms from the 2015 SLAA update. When assessing policies relating to site allocations, the assumptions were used as a guide, and policy details were taken into consideration as well as the baseline geographic characteristics of the site. This is demonstrated in **Chapter 9**, which shows 'site only' assessments (using the assumptions) and an updated assessment, taking policy considerations into account.
- 2.31 Many of the detailed appraisal criteria were proximity based and considered whether an allocated site was within 'walking distance' of various services, facilities and environmental features. Various pieces of research provide a variety of recommended guidance distances for walking, which have been drawn upon in developing the assumptions in **Appendix 4**, such as the Institute of Highways and Transportation's 'Guidelines for Providing for Journeys on Foot'. Distances in the assumptions are measured from the boundary of the site/strategic location, in order to provide consistency between assessments. All distances stated in the assumptions are measured on a straight line basis, as it is not possible to know which routes people will take, particularly as the layout of site options and their access points is not known.
- 2.32 In appraising the effects of potential site allocations, each site was assessed on its own merits. This facilitated comparison of the positive and negative effects likely to be associated with each site, thereby assisting the Council in considering sustainability as part of the site selection process. The potential for the sustainability effects of sites to be modified by other policies in the Draft Local Plan did not form part of the assessment of individual sites but was rather considered through an assessment of cumulative effects.
- 2.33 SA is a strategic process and therefore gives a relatively high level assessment, highlighting key issues and where more detailed assessment may be required at the planning application stage. The PPG states that all reasonable alternatives should be

considered in the same level of detail. As such, only information that is available on a consistent basis at each stage has been considered in this SA and therefore details of proposals from site promoters, site-specific studies and surveys etc. have not been taken into account in the SA.

- 2.34 At the Issues and Options stage, the Council set out what was expected to be provided at each strategic site/location in terms of dwelling numbers and non-housing development. This was based on information submitted to the Council by site promoters and is shown in **Table 5.2**.
- 2.35 However, it is recognised that any further information submitted by site promoters, particularly in response to the SA of the Issues and Options document, is not consistent and is associated with uncertainty. Full details of what may be provided at a site will be influenced by policies included in the Eastleigh Borough Local Plan, masterplans submitted by developers at the time of making a planning application and planning conditions. **The assessment of Strategic Spatial Options reflects an assessment of the options considered by the Council, with the information available at the relevant point in time.**
- 2.36 With regards to the SGO's, which are updated and refined versions of the Strategic Spatial Options, the Council provided LUC with a matrix of the mix of uses that would come forward at each SGO. This matrix was based on a combination of EBC emerging masterplans, developer masterplans, Local Plan targets and EBC officer calculations and professional judgements. This matrix was used to inform site assessments with regards to the level of service/infrastructure provision at each SGO.
- 2.37 At the time of preparing assessments for the Proposed Submission Local Plan, EBC advised LUC that none of the development proposals would result in a loss of woodland and therefore where woodland is present within a site, we have assumed it would be retained. This applies to all site allocations in the Proposed Submission Local Plan, with the exception of the site at Dumbleton's Park and Pinewood Copse, allocated via Policy DM25. At this site, a small amount of woodland will be lost to development, in order to enable management and enhancement of the remaining woodland.

Difficulties encountered

- 2.38 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process and these are outlined below.
- 2.39 A Local Plan is a high level document. The lack of detail as to exact development site boundaries or likely layout within sites is reflected in the relatively high level nature of the SA and also necessitated use assumptions relating to each SA objective, as described above.
- 2.40 Whilst the best available information has been used to inform assessments, there were a limited number of discrepancies in the information available for the sites assessed in July 2017 and those assessed in 2018. These were largely due to a change in Council officers who had contributed to the earlier site assessments. These changes in data availability were managed as best as possible given the circumstances, and in almost all cases, equivalent data was identified and used to inform assessments. Where there was a lack of data, this has been noted in the assessments and reflected with uncertainty in the scoring. As such, it is considered that the SA still provides an adequate basis for comparing the sustainability implications of greenfield site allocations and reasonable alternatives.
- 2.41 The assessments of Strategic Locations and Strategic Spatial Options were undertaken in December 2015 and therefore use a slightly different set of assessment questions than other assessments in this document. The SA objectives have remained the same throughout the SA process, but the assessment questions and criteria have been adjusted in order to take account of different evidence sources being available at different times

throughout the life of the SA. **Appendix 4** sets out the different assessment questions and different evidence sources that were used for each round of SA. It is important to note that all reasonable alternatives for a particular aspect of the plan have been assessed in the same way, i.e. all Strategic Locations were assessed on an equivalent basis, all Strategic Spatial Options were assessed on an equivalent basis and all SGOs were assessed on an equivalent basis.

3 Sustainability context for development in Eastleigh Borough

Review of plans, policies and programmes

- 3.1 The Eastleigh Borough Local Plan is not prepared in isolation, being greatly influenced by other plans, policies and programmes and by broader sustainability objectives. It needs to be consistent with international and national guidance and strategic planning policies and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and heritage. It must also conform to environmental protection legislation and the sustainability objectives established at an international, national and regional level.
- 3.2 A review has been undertaken of the other plans, policies and programmes that are relevant to the Local Plan, as described in **Section 2**. This review, which was originally presented in the SA Scoping Report, can be seen in full in **Appendix 2** and the key findings are summarised below.
- 3.3 Schedule 2 of the SEA Regulations requires:

- (1) *"an outline of the...relationship with other relevant plans or programmes"*; and
- (5) *"the environmental protection objectives established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation"*

- 3.4 It is necessary to identify the relationships between the Eastleigh Borough's Local Plan and the relevant plans, policies and programmes so that any potential links can be built upon and any inconsistencies and constraints addressed.

Key international plans, policies and programmes

- 3.5 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') are particularly significant as they require Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) to be undertaken in relation to the emerging Eastleigh Borough Local Plan. These processes should be undertaken iteratively and integrated into the production of the plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.
- 3.6 There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which have been transposed into UK law through national-level policy; however the international directives have been included in **Appendix 2** for completeness.

Key national plans, policies and programmes

- 3.7 The national policy providing context for the Eastleigh Borough Local Plan is the National Planning Policy Framework (NPPF). The Local Plan must be consistent with the requirements of the NPPF. The NPPF sets out information about the purposes of local plan-making, stating that:

"Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles

and policies set out in this Framework, including the presumption in favour of sustainable development.”

- 3.8 The NPPF also requires Local Plans to be ‘aspirational but realistic’. This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable social, environmental and economic development; however significant adverse impacts in any of those areas should be avoided, or mitigated where impacts are unavoidable. Where adequate mitigation measures are not possible, compensatory measures may be appropriate.
- 3.9 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:
- the homes and jobs needed in the area;
 - the provision of retail, leisure and other commercial development;
 - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - the provision of health, security, community and cultural infrastructure and other local facilities; and
 - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 3.10 In addition, Local Plans should:
- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;
 - be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
 - be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
 - indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
 - allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
 - identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
 - identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
 - contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

Local plans, policies and programmes

- 3.11 At the sub-regional and local levels there are a wide range of plans, policies and programmes that are specific to south Hampshire and Eastleigh, and which provide further context for the emerging Local Plan. Reference has been made to these plans, policies and programmes where relevant, for example where they relate to housing, transport, renewable energy and green infrastructure etc., within the baseline, key issues and other relevant sections where necessary.

Baseline information

- 3.12 Information about past trends and the current state of the environment provides a baseline against which to assess the likely sustainability effects of the Local Plan and monitoring its outcomes.
- 3.13 Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated SA and SEA is being carried out, baseline information relating to other 'sustainability' topics has also been included; for example information about housing, social inclusiveness, transport, energy, waste and economic growth. Baseline information was originally presented in the Council's SA Scoping Report. This is presented in **Appendix 3** and has been updated where necessary.

Key sustainability issues and their likely evolution without the Local Plan

- 3.14 An up-to-date set of key sustainability issues for Eastleigh was identified during the scoping stage of the SA and were presented in the Scoping Report. These were updated where necessary, following the update of the baseline information provided in **Appendix 3**.
- 3.15 In recognition of the SEA Regulation requirement (Schedule 2) that the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme must be described in the Environmental Report, **Table 3.1** shows the likely evolution of the key sustainability issues if the Eastleigh Borough Local Plan were not to be implemented.

Table 3.1: Key Sustainability Issues for the Eastleigh Borough Local Plan

Key issues	Likely evolution without the Local Plan
COMMUNITY	
Population	
<p>The population of Eastleigh Borough is expected to increase significantly within the plan period.</p> <p>Eastleigh Borough's population is ageing.</p> <p>High density living can impact upon the availability of open space.</p> <p>Service provision will need to be developed to meet the needs of a more ethnically diverse community.</p>	<p>Without the Local Plan, the combined effect of population growth and an ageing population has the potential to increase pressure on local services. A growing population may also increase recreational disturbance of internationally designated biodiversity sites.</p> <p>The NPPF identifies that local planning authorities should, "<i>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)</i>" (paragraph 50). Although the NPPF encourages a mix of housing development, it is anticipated that this requirement would be implemented at the local level through an up-to-date policy in the new Local Plan.</p> <p>A new Local Plan can help ensure that the changing demography of Eastleigh Borough is supported by an adequate supply of housing and accessible community facilities including schools, hospitals and leisure facilities. It can also ensure that there is adequate provision of supporting recreational facilities and open spaces to meet a growing population, helping to alleviate pressure on sensitive biodiversity sites.</p>

Housing	
<p>There is a need to find sustainable and accessible locations for new housing in the Borough.</p> <p>Affordability of housing is a major issue in the Borough, resulting in significant demand for Affordable Housing.</p> <p>There is a need for a greater variety of housing to be delivered in the Borough, including family housing.</p>	<p>Without the Local Plan, there are likely to be ongoing imbalances between housing supply and housing need in the Borough. In relation to affordability, this could lead to many people being priced out of the market and the demographic profile of population becoming distorted. This may have secondary effects on the economy, reducing the Borough's ability to attract key workers and young families.</p> <p>The Local Plan should provide more certainty in relation to how the Borough will provide the required number and mix (size and tenure) of housing in the most sustainable locations.</p>
Health	
<p>Health in the Borough is generally good, but high levels of obesity in adults is increasing health issues.</p> <p>Health inequalities exist between the most and least deprived communities in the Borough.</p> <p>There is a need to ensure that provision of high-quality, accessible open space is maintained and incorporated within planned development.</p> <p>There are significant opportunities for improvements to green infrastructure networks in the Borough. For example there is considerable scope for an improvement in the Borough's cycle networks, and an enhancement of the connectivity of walking routes.</p>	<p>The planning system has relatively limited influence on public health and the Local Plan is therefore likely to have relatively little effect on them. However, the NPPF states that, "<i>local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and wellbeing</i>" (paragraph 171).</p> <p>Although the NPPF seeks to improve health and wellbeing, Local Plan policies relating to health and wellbeing in Eastleigh Borough can help to reduce the gaps in provision of healthcare facilities and infrastructure for sport and recreation and the walking and cycling network. This would help to ensure that there are adequate facilities to encourage individuals to have a more active and healthier lifestyle.</p>
Quality of life	
<p>While the overall level of deprivation is low in the Borough, there are pockets of high deprivation in communities such as Eastleigh South, Eastleigh Central, Bursledon and Old Netley, Netley Abbey and Bishopstoke West.</p> <p>Violent crime with or without injury and criminal damage including arson are the main forms of crime within the Borough.</p> <p>The south of the Borough is not as well-served with arts and cultural facilities as the remainder.</p> <p>There is a need to ensure adequate provision of open space and recreational facilities in certain areas in line with population increase.</p> <p>There are deficiencies in access to open space in Hedge End.</p> <p>The quality of open spaces at Both Bishopstoke and Netley should be enhanced, particularly at Mount Pleasant Recreation Ground in Bishopstoke.</p> <p>There is scope to improve and enhance the Borough's green infrastructure.</p>	<p>The Hampshire Constabulary has a statutory duty to provide policing services and enforce criminal law. Therefore, even without the new Local Plan, crime will be addressed. However, the new Local Plan, can help to tackle some of the causes of crime, by reducing the gaps in local community service provision – e.g. in the south of the Borough, which may help to ensure that there is adequate provision of services to address levels of crime and health issues. The planning system can have a significant impact on the quality of life experienced by communities, particularly in relation to culture, recreation and crime. Paragraph 69 of the NPPF states that planning policies and decisions should aim to promote "<i>safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion</i>". Local Plan policies can also enforce safe and accessible environments through the provision of open space, recreational facilities and green infrastructure in areas where there is a deficiency.</p>

ECONOMY	
Economy	
<p>There is a productivity gap between the Borough and the rest of the South East.</p> <p>The knowledge economy - e.g. scientific and technical, as well as the transport and manufacturing sectors are important sectors to Eastleigh, but are under threat from inadequate premises and competitive local economies.</p> <p>There is a need to ensure that the employment rate is increased in areas of high deprivation and highly skilled workers are able to access employment opportunities within the Borough.</p> <p>There is scope to improve the skills levels of Eastleigh Borough residents.</p>	<p>The NPPF states that “<i>the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future</i>” (paragraph 18). Therefore, even without the new Local Plan important economic sectors may stagnate or decline.</p> <p>Without the Local Plan, under-provision of appropriate business accommodation may continue.</p> <p>The implementation of up to date policies in the new Local Plan would help address local economic needs by helping to ensure that there is specific accommodation available for the knowledge economy and start-ups. This could help stimulate growth in the number of jobs available in Eastleigh Borough and also help to ensure that there is a sufficient supply of training and job opportunities which could help to prevent a ‘brain drain’ and improve competitiveness.</p>
Accessibility and transport	
<p>There are traffic congestion issues on the M3 and the M27.</p> <p>There are congestion issues on Bishopstoke Road, Tywford Road between Allbrook Hill and Twyford roundabout, A335 Southampton Road, Passfield Avenue, Eastleigh and Stoneham Lane, Eastleigh Approach roads to Junction 7 of the M27, and the B3397 Hamble Lane.</p> <p>There is a need to improve access to the railway through the potential development of new stations, increase the capacity of local and strategic road networks and improve walking and cycle networks across the Borough.</p> <p>Levels of car dependency are high whilst the frequency of bus service provision is limited and the reduction in services is affecting the use and perception of the service. The railway is the second most popular transport service within the Borough, but there is a need to increase capacity to keep up with demand and increase the number of access routes and interchanges to employment locations, both within the Borough and to wider regions.</p> <p>There is pressure for retail development in out-of-centre locations.</p>	<p>In the absence of the new Local Plan, ongoing high levels of car dependency across much of the Borough and a growing population are forecast to result in increased congestion on the strategic and local road networks in the Borough.</p> <p>The Local Plan provides an opportunity to help to maintain and improve existing public transport, cycle and pedestrian networks; locate future development in locations which take maximum advantage of these networks and ensure that future developments are planned and designed in a manner which supports use of these modes.</p>
ENVIRONMENT	
Air quality	
<p>The high levels of reliance on travel by unsustainable modes (see Accessibility and Transport section) lead to road traffic congestion, which has adverse effects on air quality and CO₂ emissions. Four Air Quality Management Areas (AQMAs) have been declared in Eastleigh Borough.</p>	<p>Paragraph 17 of the NPPF states that one of the core planning principles that should underpin plan making and decision making includes action to “<i>actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</i>”.</p> <p>Without action from the Local Plan to direct development to sustainable locations and increase provision of sustainable transport infrastructure, the trend for increasing car ownership and travel is likely</p>

	to continue with associated emissions of air pollutants are likely to increase.
Biodiversity and geodiversity	
<p>Biodiversity in the Borough is under pressure from both existing and future potential development, and from climate change. Impacts on biodiversity arise from:</p> <ul style="list-style-type: none"> - Recreational pressures on sites subject to European, international and national designations, in particular those centred on the river valleys and the coast; - Pressures on water resources including abstraction from the River Itchen, and disposal of waste water, both of which can contribute to diminishing water quality; - Other forms of pollution including poor air quality, contaminated land, and surface water run-off from urban areas and from intensively farmed land; - Direct loss and/or fragmentation of habitats. This can arise from development and related infrastructure, but also from sea level rise, which contributes to erosion and coastal squeeze; - Increases in noise and light pollution. 	<p>The NPPF (paragraph 7) states that the planning system has a key environmental role including, <i>"contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity..."</i></p> <p>Therefore, even without the new Local Plan this issue is being addressed to some extent by national planning policy as well as legislative protection outside of the planning system. However, given the current pressures for growth and development within the Borough, an up-to-date Local Plan can help to conserve and enhance biodiversity and geodiversity by directing development away from sensitive locations and managing new development so that its design minimises effects on the natural environment and helps to create and connect habitats</p>
Climate change (including flood risk)	
<p>Climate change is being accelerated by man-made greenhouse gas emissions. These need to be reduced, but ways also need to be found to adapt to the effects of climate change. In Eastleigh Borough:</p> <ul style="list-style-type: none"> - Continued growth of traffic has the potential to worsen greenhouse gas emissions (although these have started to reduce in recent years); - Drought arising from hotter summers has the potential to affect water supplies; - A substantial proportion of the existing housing stock is in need of improved insulation and other measures to help reduce energy consumption. <p>Some areas of the Borough are at risk of flooding from its main rivers (including the Itchen, Hamble, and the Monks Brook) and there is also some risk of tidal flooding on the coast of Southampton Water and the Hamble. The effects of climate change may increase the incidence of flooding within the Borough.</p>	<p>Whilst the Building Regulations require gradually increasing standards of energy efficiency, the Local Plan offers the opportunity to improve upon these, where this is justified by local circumstances.</p> <p>All development needs to take account of national policy on flood risk, including the NPPF requirement that <i>'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere'</i> (paragraph 100).</p> <p>The severity and likelihood of flooding is likely to increase with climate change. Catchment flood management plans (CFMPs) consider all types of inland flooding, from rivers, ground water, surface water and tidal flooding, but not flooding directly from the sea, (coastal flooding), which is covered in 'shoreline management plans'. CFMPs will be used to help the Environment Agency and partners to plan and agree the most effective way to manage flood risk in the future. Local authorities are required to take the plan into account during the development. Without a Local Plan, it will be more difficult to meet the flood risk-related requirements of the NPPF and CFMP.</p>
Historic environment	
<p>Elements of this Borough's historic environment, including archaeological remains and historic landscapes, may be at risk from neglect, and from development pressures.</p>	<p>Continued development pressure means that the risk of harm to heritage assets would be likely to continue and may be exacerbated without a planned local approach to development. International and national protection is afforded by various strategies and policies as well as the NPPF. Paragraph 17 of NPPF states that the planning system should <i>"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"</i>.</p> <p>Whilst these policies make provision for the protection of the historic environment in the absence of a Local</p>

	Plan, implementation of locally specific policies through the new Local Plan provides the opportunity to steer development away from sensitive assets. The Local Plan also affords opportunities for enhancement, for example bringing unused old buildings into appropriate new uses or improving the condition and addressing detracting elements of conservation areas.
Landscape	
The landscape of the Borough is not subject to statutory landscape designations, but the intrusion of urbanising elements, particularly around the borders with Southampton is diminishing the contribution that the landscape makes to maintaining the character of Borough and its settlements. The 2004 study of the Borough found that Eastleigh is one of the least tranquil local authorities in the county.	In the absence of a Plan, there is the potential for development to harm landscape character in Eastleigh Borough. It could be located in sensitive areas, leading to negative impacts on landscape character, or lead to coalescence of settlements, harming their identity. A Local Plan provides the opportunity to minimise these potential effects and to improve linkages between areas of open space, parks and the open countryside.
Material assets	
<p>Energy – In order to continue to develop renewable energy schemes across the Borough, the Council will need to ensure that there is an adequate supply of appropriate land for development and new developers are encouraged to incorporate energy efficiency into their schemes.</p> <p>Minerals - Mineral extraction needs to be managed taking into account existing permitted reserves and the need for additional supply.</p> <p>Previously developed land (PDL) - the proportion of developments on PDL in the Borough has declined, while development on greenfield land has increased significantly.</p>	Whilst the NPPF contains requirements in respect of sustainable energy, minerals safeguarding and use of previously developed land, an appropriate spatial strategy and site allocations in a Local Plan can help to ensure that brownfield land is developed first, mineral resources are safeguarded and land for renewable energy development is made available.
Soil	
A large proportion of the eastern and southern part of the Borough includes areas of the best and most versatile agricultural land, which could be lost to development.	Continued population growth and economic growth are likely to continue to increase the pressure to develop greenfield sites, with the risk of loss of high quality agricultural land. Local Plan policies can ensure that development on the best and most versatile agricultural land is, where possible, avoided or required to be temporary and reversible.
Water quality and water resources	
<p>Significant improvements to water quality in the Borough are required to meet the target of all of reaching 'Good Ecological Status' in all natural water bodies, or 'Good Ecological Potential' in all heavily modified water bodies, as required by the Water Framework Directive.</p> <p>There are a number of Source Protection Zones to the north of the Borough; the outer zone (subsurface activity only) of Zone 2C extends into the northern part of Chandlers Ford. A number of small, private abstractions in the Borough also require a 50m protection zone.</p> <p>The Lower River Itchen could be affected by abstraction and does not meet environmental flow indicators; the Environment Agency is working Southern and Portsmouth Water to modify their abstraction licences to ensure that the protection of the River Itchen SAC is secured. The East Hampshire Abstraction Licensing Strategy suggests that there is water available for licensing in the Hamble catchment.</p>	<p>The Environment Agency manages water resources through the Catchment Abstraction Management Strategy (CAMS) process along with abstraction licensing strategies. This provides the approach and regulatory framework within which water resources will be managed in the Borough.</p> <p>Wastewater capacity will be considered further at a sub-regional level as part of the updated to the PUSH Spatial strategy which will consider waste water treatment through to 2036.</p> <p>The Local Plan offers the opportunity to ensure that the allocation of development takes into account the CAMS to ensure that water resources in Eastleigh Borough continue to provide adequate water and are of a high quality, while also meeting conservation targets. The Local Plan can also set out development management policies to minimise the risk that development will cause deterioration in downstream water quality.</p>

A large groundwater abstraction at the headwaters of the River Hamble (Bishops Waltham) causes significant reduction in flow; however this is partly supported by the discharge from a major sewage works downstream. Flow must be protected to support the downstream River Hamble and the Solent SAC/SPA designations.

There may be little or no "environmental capacity" left in the receiving waters for the consented discharges from the Borough's two wastewater treatment works to be increased.

4 SA findings for the Local Plan Vision and Objectives

- 4.1 This section describes the findings of the SA in relation to the Vision and Objectives for the Eastleigh Borough Local Plan.
- 4.2 The likely effects of the Vision, Objectives and policy options are summarised below in the order in which they appear in the Proposed Submission Local Plan.

Vision and Objectives

- 4.3 The Vision for the Local Plan is:
- 4.4 “To ensure development in Eastleigh Borough and its communities delivers a strong and sustainable economy with an adequate supply of housing and infrastructure that supports improved standards of living for residents while protecting the distinct identity of towns and villages and preventing urban sprawl; promoting thriving and healthy communities; and maintaining an attractive and sustainable environment that residents value.”
- 4.5 The Vision is supported by 13 strategic Objectives. The likely sustainability effects of the Vision and Objectives have been appraised and the results are presented in **Table 4.1**.
- 4.6 The Vision for Eastleigh Borough sets a general aspiration for development in the borough to take place in a sustainable way, supported by social, economic and environmental aspirations, which will enable Eastleigh to be an attractive place to live, work and invest.
- 4.7 This Vision is therefore likely to have minor positive effects (+) in relation to the majority of the SA objectives set out in the SA Framework. However, the Vision’s contribution to the achievement of the following objectives is likely to be negligible or mixed: SA objectives 4: Road traffic / congestion, SA objective 5: Natural resources, SA objective 9: Waste, SA objective 10: Biodiversity and geodiversity and SA objective 13: Cultural heritage. The Vision is unlikely to lead to any significant adverse effects in relation to the SA objectives. Most of the effects of the Vision and many of the Objectives are subject to some uncertainty since their achievement will depend on the details of the Local Plan policies and site allocations which are designed to implement them. The effects of the options being considered for the policies and sites are examined later in the SA report.
- 4.8 The Objectives in the Proposed Submission Local Plan are unlikely to have any significant negative effects (--). Most of the Objectives are likely to have significant positive (++) or minor positive effects (+) in relation to the SA objectives, or negligible (0) effects. All the Objectives have at least one significant positive effect where they directly address SA objectives, although a small number of minor negative effects (-) and mixed effects (+/-) have also been identified.
- 4.9 The Objective: Tackling congestion seeks to improve transport infrastructure and reduce car usage, which is likely to include improving sustainable transport options and will reduce greenhouse gases and pollutants associated with traffic. Therefore, this objective directly addresses SA objective 4: Road traffic / congestion, SA objective 8: Climate change mitigation and SA objective 11: Green infrastructure and is given a significant positive effect.
- 4.10 The Objective: developing green infrastructure seeks to enhance the environment through improving green links and conserving and enhancing biodiversity. This is likely to make more attractive places, as well as providing access to green routes and encouraging active and sustainable modes of transport. As such, significant positive effects are likely with

regards to SA objectives 2: Community health; 6: Pollution; 7: Climate change adaptation; 8: Climate change mitigation; 10: biodiversity and geodiversity; 11: Green infrastructure; and 12: landscape and townscape.

- 4.11 The Objective: Encouraging a sustainable community promotes low carbon and water efficient planning and design to maintain the Borough's sustainability and resilience. This is expected to minimise energy and water use, resulting in significant positive effects for SA objectives 5: Natural resources, 6: pollution and 8: Climate change mitigation.
- 4.12 The Objective: Maintaining the identity of towns and villages seeks to maintain separation of settlements and ensure major new development creates new communities with the appropriate infrastructure. This is likely to have a significant positive effect for SA objective 12: Landscape and townscape. With regards to infrastructure provision, only education is mentioned explicitly, but other services and facilities may also be provided.
- 4.13 The Objective: Excellent environment for all seeks to create an attractive environment, that provides for and is desirable for all, which is expected to enhance landscape and townscape, improve mental wellbeing and encourage outdoor recreation and active travel. This is expected to lead to significant positive effects with regards to SA objectives 2: Community health; 6: Pollution; 7: Climate change adaptation; 8: Climate change mitigation; 11: Green infrastructure; 12: Landscape and townscape; and 13: Cultural heritage.
- 4.14 The Objective: Minimising waste and managing resources, directly addresses resource efficiency and waste reduction, by aiming to reduce resource consumption and generating value from waste, which could include exploiting opportunities to reuse and recycle materials. Therefore, this policy is identified as having a significant positive effect in relation to SA objective 9: Waste.
- 4.15 The Objective: Protecting and enhancing biodiversity seeks to protect designated and priority habitats and to promote habitat connectivity. This directly addresses, and is there expected to have significant positive effects on, SA Objectives 10: Biodiversity and geodiversity and 11: Green infrastructure.
- 4.16 The Objective: Enabling healthier lifestyles / wellbeing focuses on improving physical and mental health and wellbeing, while also addressing the challenges of an ageing population, including the delivery of homes for this growing segment of the Borough population. Therefore, this Objective is identified as having a significant positive (++) effect in relation to SA objective 1: Housing and SA objective 2: Community health.
- 4.17 The Objective: Enabling healthier lifestyles / wellbeing could result in some development of housing, which may result in localised environmental impacts and therefore scores mixed effects (+/-) for five of the environmental SA objectives (SA objective 5: Natural resources, SA objective 6: Pollution, SA objective 7: Climate change adaptation, SA objective 8: Climate change mitigation, SA objective 10: Biodiversity and geodiversity).
- 4.18 The Objective: Tackling deprivation aims to reduce health inequalities. Therefore, this objective scored a significant positive effect (++) in relation to SA objective 2: Community health, and a negligible effect (0) for a majority of the SA objectives.
- 4.19 The Objectives: More and diverse mix of housing; Ensuring appropriate infrastructure including employment land; and Enabling the right skills and employment mix, focus on the delivery of housing or employment sites and therefore score a significant positive effect (++) in relation to SA objective 1: Housing and SA objective 3: Economy. However, the Objective: Ensuring appropriate infrastructure including employment land aims to support the provision of employment land and associated infrastructure, however it is unclear what 'associated infrastructure' will consist of. Therefore, the assessment identifies uncertain effects (?) in relation to SA objective 1: Housing, SA objective 2: Community health and SA objective 11: Green infrastructure.
- 4.20 The Objective: Reinvigorating town and local centres focuses on improving the vibrancy and attractiveness of town centres. Therefore, it is considered likely to have significant positive effects (++) on SA objective 12: Landscape and townscape.

Table 4.1: Summary of SA scores for the Eastleigh Borough Local Plan– Vision and Objectives^{13,14}

Eastleigh Borough Local Plan Vision / Objectives	SA objectives												
	SA 1: Housing provision	SA 2: Community health	SA 3: Economy	SA 4: Road traffic / congestion	SA 5: Natural resources	SA 6: Pollution	SA 7: Climate change adaptation	SA 8: Climate change mitigation	SA 9: Waste	SA 10: Biodiversity and geodiversity	SA 11: Green infrastructure	SA 12: Landscape and townscape	SA 13: Cultural heritage
Eastleigh Borough Vision	+?	+?	+?	+?/-?	0	+?	+?	+?	0	0	+?	+?	0
Tackling congestion	0	+?	+?	+++	0	+?	+?	++	0	+	++	+	+
Developing green infrastructure	0	++	+	+	+	++	++	++	0	++	++	+	+
Encouraging a sustainable community	0	+	+	+	++	++	0	++	0	+	0	0	+?
Maintaining the identity of towns and villages	0	+	0	+	0	+?	0	+?	0	+	+	++	+
Excellent environment for all	0	++	0	+?	+?	+++	+++	++	0	+?	++	++	++
Minimising waste and managing resources	0	0	0	0	+	+	0	+	++	0	0	0	0
Protecting and enhancing biodiversity	0	0	0	0	0	0	+	0	0	++	++	+	0
Enabling healthier lifestyles / wellbeing	++	++	0	+?	+/-	+/-	+/-	+/-	0	+/-	+?	+?	+?
Tackling deprivation	+?	++	+?	0	0	0	0	0	0	0	0	+?	0
Increased provision and more diverse mix of housing	++	+?	0	+/-	+/-	+/-	-?	+/-	0	-?	-?	+/-	+/-
Ensuring appropriate infrastructure including employment land	?	?	++	+/-	+/-	+/-	+/-	+/-	0	-?	?	+/-	+/-
Enabling the right skills and employment mix	0	0	++	0	+/-	+/-	+/-	+/-	+/-	-?	0	+/-	+/-
Reinvigorating town and local centres	0	+	+	+	+?	-?	0	-?	0	0	0	+++	+?

¹³ See Figure 2.1 for explanation of symbology.

¹⁴ See Table 2.2 for details of each SA objective.

5 SA findings for the Strategic Growth Options, Strategic Spatial Options and constituent Strategic Locations

- 5.1 This chapter describes the assessments findings for options regarding the broad spatial elements of the Local Plan, comprising:
- 23 Strategic Locations - these were geographic groupings of SHLAA sites that the Council considered together at the Issues and Options stage of the plan making process. Various combinations of these strategic locations were brought together by the Council to create the spatial options.
 - Eight Strategic Spatial Options – these were groups of Strategic Locations that the Council considered for the location of large scale development at the Issues and Options stage.
 - Five Strategic Growth Options - these were refined versions of the Strategic Spatial Options that the Council considered for the location of large scale development during preparation of the Proposed Submission Local Plan.
- 5.2 The Strategic Locations and Strategic Spatial Options are not included in the Proposed Submission Local Plan. However, they were the starting point from which the Strategic Growth Options (SGOs) were developed and the SGOs are closely related to the Strategic Spatial Options.
- 5.3 The assessments of Strategic Locations and Strategic Spatial Options were undertaken in December 2015 (and have not changed since then) and therefore use a slightly different set of assessment questions than other assessments in this document. The SA objectives have remained the same throughout the SA process, but the assessment questions and criteria have been adjusted in order to take account of different evidence sources being available at different times throughout the life of the SA; this, along with changes to area boundaries, has resulted in some SGOs scoring differently to the Strategic Spatial Options to which they are related. **Appendix 4** sets out the different assessment questions and different evidence sources that were used for each round of SA. It is important to note that all reasonable alternatives for a particular aspect of the plan have been assessed in the same way, i.e. all Strategic Locations were assessed on an equivalent basis, all Strategic Spatial Options were assessed on an equivalent basis and all SGOs were assessed on an equivalent basis.

Strategic Location Options

- 5.4 A total of 23 reasonable alternative Strategic Location options were subject to SA by LUC and EBC officers in December 2015. A set of assumptions was devised for determining significance of effects for each SA objective to ensure that the reasonable Strategic Location options could be appraised consistently between SA team members. These assumptions are presented in **Appendix 4**.
- 5.5 The likely effects of the Strategic Location options, as assessed in December 2015, are summarised in **Table 5.1** in relation to each SA objective, with detailed appraisal matrices presented in **Appendix 5**. Particular consideration has been given to the likely significant effects identified (both positive and negative), in line with the requirements of the SEA Regulations.

- 5.6 Development at any of the 23 Strategic Locations would give rise to a mixture of positive and negative effects on the SA objectives as shown in **Table 5.1**. Potential significant negative (--) effects have been identified in relation to seven of the 13 SA objectives, while significant positive (++) effects have only been identified in relation to four of the 13 SA objectives as explained below. All site/location assessments at the options stage were undertaken based on the site boundaries only, allowing them to be assessed on a consistent basis. This served to highlight sustainability issues, some of which may be capable of being mitigated by site-specific requirements in allocation policies or by criteria-based policies applying to all sites. The assessments of allocated sites/SGOs take into account the mitigation available from such site-specific requirements and the assessment of the plan as a whole, in **Chapter 10**, considers how other policies within the plan may contribute to this.
- 5.7 Given the contribution they would make to meeting the housing need identified for the Borough, nearly all of the Strategic Locations would have a minor positive (+) effect individually on **SA objective 1: Housing**. These effects are uncertain as the overall amount of new housing that would be provided is not yet known. Eastleigh 2 is identified for employment development only so would have no effect (0) on housing provision, and Eastleigh 1 is identified for a potential mixed use development and it is uncertain (?) what the overall amount of new housing is likely to be at this time until further work is undertaken by the site promoter. No significant negative (--) effects were identified for this SA objective.
- 5.8 Mainly positive effects including a number of significant positive (++) effects have been identified in relation to **SA objective 2: Community health**, due to the proximity of the Strategic Locations to community, health, sport facilities and open space and/or the likelihood of new publicly accessible open space being provided within the Strategic Location. However, a small number of significant negative (--) effects have also been identified for nine of the 23 Strategic Locations, because they are over 1km from the nearest GP or health centre, or would result in loss of sports pitches/facilities without suitable replacement.
- 5.9 The Strategic Locations are likely to have mainly minor negative (-) effects in relation to **SA objective 3: Economy** due to their ability to provide access to a range of employment areas via public transport modes, although eight out of the 23 could have some significant positive (++) effects because they are within close proximity (usually less than 400m) to either a rail station and/or a frequent bus route and/or an employment centre. Ten of the 23 Strategic Locations could also have minor positive (+) effects on this SA objective because they would contribute to the provision of new industrial, office or warehousing floorspace in the Borough. No significant negative (--) effects were identified for this SA objective.
- 5.10 Eleven of the 23 Strategic Locations could have a significant negative (--) effect in relation to **SA objective 4: Road traffic and congestion** because they may not encourage sustainable travel choices due to either their distance from health facilities and/or geographical barriers between the location and key facilities/ destinations, which would force pedestrians (residents or employees) to cross for example a railway line, motorway/ dual carriageway or walk along a route without a properly surfaced and lit footway of 2m+ width and hard surface throughout. Conversely, 14 of the 23 Strategic Locations are likely to have significant positive (++) effects for this SA objective, due to their proximity to either public transport modes, employment areas and/or services and facilities, which would help to encourage less journeys by car from the Strategic Location.
- 5.11 Development at the Strategic Locations is likely to have mainly minor negative (-) effects in relation to **SA objective 5: Natural resources** due to the potential to prevent the future extraction of known mineral reserves and/or loss of agricultural land. Five Strategic Locations could have a significant negative (--) effect as they would result in the loss of high quality (Grades 1 or 2) agricultural land. However, all but two of the Strategic Locations (Eastleigh 1 and 2) could also have a minor positive (+) effect due to their ability to support delivery of new allotments.

- 5.12 The potential effects on **SA objective 6: Pollution** are almost all negative, with over half (15) of the Strategic Locations having potential for significant negative (--) effects, due to the potential for development at these locations to either be affected by significant noise generating uses nearby and/or air pollution (e.g. where the locations are within Air Quality Management Areas), or to increase noise or air pollution in adjacent areas themselves.
- 5.13 Similarly, 16 Strategic Locations could have significant negative (--) effects in relation to SA objective 7: Climate change adaptation due to their location within the highest flood risk zone, although these effects are uncertain because they will depend on the nature and design of development proposals (e.g. whether they incorporate sustainable urban drainage systems etc.). Conversely, 17 of the Strategic Locations could also have a minor positive (+) effect on this SA objective because they would offer opportunities to provide additional or improved green infrastructure.

Table 5.1 Summary of SA findings for the 23 Strategic Location Options (assessed December 2015)^{15,16}

Strategic Location Options																							
SA Objective	Allbrook 1	Allbrook 2	Bishopstoke 1	Bishopstoke 2	Botley 1	Botley 2	Eastleigh 1	Eastleigh 2	Fair Oak 1	Fair Oak 2	Fair Oak 3	Fair Oak 4	Fair Oak 5	Fair Oak 6	Fair Oak 7	Hamble 1	Hamble 2	Hedge End 1	Hound 1	West End 1	West End 2	West End 3	West End 4
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs																							
SA1.1	+	+	+	+	+	+	?	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SA1.2	+	+	+	+	+	+	?	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SA2: Safeguard and improve community health, safety and wellbeing																							
SA2.1	+	+	++	+	+	+	+	0	++	-	-	0	-	++	-	+	0	++	+	-	0	0	+
SA2.2	-	-	+	++	++	+	++	+	+	-	-	+	+	+	-	+	-	+	+	-	+	+	-
SA2.3	+	-	+	+	+	--	0	0	+	+	+/	+	+	+	-	++	--	+	+	+	+	+	+
SA2.4	++	+	++	++	++	++	-/+	-/+	++	++	++	++	++	++	+	++	-/+	++	+	++	0	++	+
SA2.5	+	-	+	+	0	0	-	+	0	0	0	0?	0	0	-	+	+	+	+	0	+	0	0
SA3: Develop a dynamic and diverse economy																							
SA3.1a	-	-	-	-	+	-	++	+	-	-	-	-	-	-	-	-	-	+	-	-	++	-	-
SA3.1b	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	+	0	-	-	-	-	-	-
SA3.1c	++	-	+	++	-	-	++	+	++	+	-	+	-	++	-	-	-	-	+	-	-	-	-
SA3.1d	-	-	-	-	-	-	+	-	-	-	-	-	-	-	-	+	+	+	-	-	-	-	-
SA3.1e	-	-	-	-	-	-	++	0	-	-	-	-	-	-	-	++	++	+	-	-	-	-	+
SA3.2	+	-	+	0	+	-	+	+	+	0	0	0	0	0	0	+	0	-	-	0	-	+	-
SA3.3	0	0	0	-?	0	0	0	0	0	-	-	-	-	0	-	0	0	0	0	-	0	0	0
SA3.4	0	0	+	0	0	0	0	0	+	0	0	0	0	+	0	0	0	+	0	0	0	0	0
SA4: Reduce road traffic and congestion through improved accessibility; reducing the need to travel and improving sustainable travel choice																							
SA4.1	-	-	-	-	+	-	++	+	-	-	-	-	-	-	-	-	-	+	-	-	++	-	-
SA4.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	+	0	-	-	-	-	-	-
SA4.3	++	-	+	++	-	-	++	+	++	+	-	+	-	++	-	-	-	-	+	-	-	-	-
SA4.4	-	-	-	-	-	-	+	-	-	-	-	-	-	-	-	+	+	+	-	-	-	-	-
SA4.5a	-	-	-	-	-	-	++	0	-	-	-	-	-	-	-	++	++	+	-	-	-	-	+

¹⁵ See Figure 2.1 for explanation of symbology.

¹⁶ See Table 2.2 for details of each SA objective.

Strategic Location Options																							
SA Objective	Allbrook 1	Allbrook 2	Bishopstoke 1	Bishopstoke 2	Botley 1	Botley 2	Eastleigh 1	Eastleigh 2	Fair Oak 1	Fair Oak 2	Fair Oak 3	Fair Oak 4	Fair Oak 5	Fair Oak 6	Fair Oak 7	Hamble 1	Hamble 2	Hedge End 1	Hound 1	West End 1	West End 2	West End 3	West End 4
SA4.5b	++	0	-	0	+	0	++	++	-	0	0	0	0	0	0	-	0	0	0	0	0	0	0
SA4.6	--	--	+	++	++	+	++	+	+	--	--	+	+	+	-	+	--	+	+	--	+	+	--
SA4.7	-	-	++?	+	+	-	+	-	++	+	-	-	-	++	-	+	+	++?	+	-	-	0	-
SA4.8	+	-	++?	++?	+	+	+	0	++?	++?	-	0	0	-	-	+	+	++	0	-	+	++	-
SA4.9	+	+	0	++?	0	0	+	0	++?	0	-	+	+	0	-	+	+	+	+	0	0	-	-
SA4.10	+	-	+	+	0	0	-	+	0	0	0	0	0?	0	-	+	+	+	+	0	+	0	0
SA4.11	--	+	--	+	-	+	-	--	-	-	-	-	-	-	-	-	+	+	+	-	--	--	--
SA5: Protect and conserve natural resources																							
SA5.1	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	0	0	0
SA5.2	-	-	0	0	--	--	0	0	0	-	0	0	0	0	0	--	0	-	-	-	--?	--?	-
SA5.3	-	-	-	+/-	+/-	-	++	-	-	-	-	+/-	+/-	-	-	-	-	-	+/-	+/-	-	-	-
SA5.4	+	+	+	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SA6: Reduce air, soil, water, light and noise pollution																							
SA6.1	--?	0	0	0	-?	-?	--?	--?	-?	-?	-?	0	0	0	-?	-?	-?	-?	-?	-?	-?	-?	0
SA6.2	0	0	-?	--?	-?	-?	--?	--?	--?	--?	--?	--?	--?	--?	0	--?	-?	-?	-?	--?	--?	--?	0
SA7: Plan for the anticipated levels of climate change																							
SA7.1	+	+	-?	+	+	+	+	+	-?	-?	-?	+	+	-?	-?	+	+	+	+	+	+	+	+
SA7.2	--?	-?	--?	--?	--?	--?	-?	-?	--?	--?	--?	--?	--?	--?	-?	--?	-?	--?	-?	--?	--?	--?	0
SA7.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SA8: Minimise Eastleigh Borough's contribution to climate change																							
SA8	<i>Criteria for sustainable travel options in found in assessment criteria for SA Objective 3. This objective used in the appraisal of development management policies.</i>																						
SA9: Reduce waste generation and disposal																							
SA9	<i>This objective used in the appraisal of development management policies.</i>																						
SA10: Protect, enhance and manage biodiversity and geodiversity																							
SA10.1	--?	--?	--?	--?	0	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	0	0	--?	0	--?	--?	--?	0
SA10.2	--?	--?	0	0	0	--?	--?	--?	0	0	0	0	0	0	0	0	0	0	0	--?	0	0	0
SA10.3	0	0	0	0	0	-?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SA10.4	-?	0	-?	-?	-?	-?	0	0	--?	-?	-?	-?	-?	-?	-?	0	-?	-?	-?	-?	0	-?	0
SA10.5	-?	0	--?	-?	-?	-?	0	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
SA10.6	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	0
SA10.7	-?	-?	-?	-?	-?	-?	0	0	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
SA10.8	-?	0	-?	-?	0	-?	0	0	--?	-?	-?	0	0	-?	0	0	-?	-?	-?	-?	0	-?	0
SA11: Enhance the Borough's multifunctional green infrastructure networks																							

Strategic Location Options																							
SA Objective	Allbrook 1	Allbrook 2	Bishopstoke 1	Bishopstoke 2	Botley 1	Botley 2	Eastleigh 1	Eastleigh 2	Fair Oak 1	Fair Oak 2	Fair Oak 3	Fair Oak 4	Fair Oak 5	Fair Oak 6	Fair Oak 7	Hamble 1	Hamble 2	Hedge End 1	Hound 1	West End 1	West End 2	West End 3	West End 4
SA11.1	-?	-?	0	-?	0	0	0	0	-?	-?	0	0	0	-?	0	0	-?	0	-?	0	0	-?	0
SA11.2	+	-	+	+	0	0	-	+	0	0	0	0?	0?	0	-	+	+	+	+	0	+	+	0
SA11.3	+	+	-?	+	+	+	+	+	-?	-?	-?	+	+	-?	-?	+	+	+	+	+	+	+	+
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape																							
SA12.1	-	-	-	-	-?	-?	0	0	-	-	-	-?	-?	-?	0	-?	-?	-?	-?	-	-?	-?	-?
SA12.2	0	0	0	0	0	0	0	0	0	-?	-?	0	0	0	0	0	0	0	0	0	0	0	0
SA12.3	-	-?	-	-?	-?	-?	0	-?	-	-?	-?	-	-?	-?	-?	-?	-?	-?	-?	-	-?	-?	-?
SA12.4	-?	-	-?	-?	-?	-?	0	-?	-?	-?	-?	-	-?	-?	-?	-?	-?	-?	-?	-	-?	-?	-?
SA13: Protect and enhance and manage archaeological, historical and cultural heritage																							
SA13.1	-?	0	-?	-?	-?	0	0	-?	-?	-?	-?	-?	-?	-?	-?	0	-?	0	-?	-?	0	-?	0

- 5.14 The Strategic Locations have not been appraised in relation to **SA objectives 8: Climate change mitigation or 9: Reducing waste** as it is difficult to determine the effects on these two objectives until detailed proposals for the design and construction of new development are available. Therefore, the ability for the Eastleigh Borough Local Plan to have an effect on SA objectives 8 and 9 has been considered through the appraisal of the non-spatial policy options which address issues such as sustainable construction and design.
- 5.15 Mainly minor negative (-) effects have been identified for all of the Strategic Locations in relation to **SA objective 10: Biodiversity and geodiversity** due to the potential for development at these locations to affect internationally, nationally and locally designated nature conservation sites, protected species, biodiversity networks and/or ancient woodland. Eighteen of the Strategic Locations could have a significant negative (--) effect due to being within very close proximity of a nature conservation site and/or potentially resulting in the loss of ancient woodland or an important biodiversity link.
- 5.16 No significant negative (--) effects have been identified for **SA objective 11: Green infrastructure**, rather a mix between minor positive (+) and negative (-) effects due to the ability of development at the Strategic Locations to reduce deficiencies in open space provision and/or create new green infrastructure, including linking into the existing cycle and footpath network.
- 5.17 While all except one of the Strategic Locations (Eastleigh 1) are considered likely to have negative effects in relation to **SA objective 12: Landscape and townscape** (due mostly to the use of greenfield land which will change the character of the location), only five Strategic Locations are likely to have a significant negative (--) effect. These effects are due to either development at the location being likely to close the gap between neighbouring settlements or significantly change the character of the gap, or having negative impacts on landscape character, views or settings that would be difficult to mitigate.
- 5.18 Finally, development at 16 of the Strategic Locations could have a minor negative (-) effect in relation to **SA objective 13: Cultural heritage** due to their potential to impact on listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage. The remaining seven Strategic Locations are considered to have no effect (0) on heritage assets.

Strategic Spatial Options

- 5.19 This section presents the SA findings for the Strategic Spatial options that were considered by Eastleigh Borough Council for inclusion in the Local Plan. Whilst none have been included in the plan, they formed the starting point for developing the Strategic Growth Options that were included in the plan. All site/location assessments at the options stage were undertaken based on the site boundaries only, allowing them to be assessed on a consistent basis. This served to highlight sustainability issues, some of which may be capable of being mitigated by site-specific requirements in allocation policies or by criteria-based policies applying to all sites. The assessments of allocated sites/SGOs take into account the mitigation available from such site-specific requirements and the assessment of the plan as a whole, in **Chapter 10**, considers how other policies within the plan may contribute to this.
- 5.20 A total of eight reasonable alternative Strategic Spatial Options have been subject to SA by EBC officers in conjunction with LUC.
- 5.21 As described in **Chapter 2**, the reasonable Strategic Spatial Options were identified by the Council by combining one or more of the 23 Strategic Location options. The Council's process for identifying the reasonable alternative Strategic Location Options was as follows:

- The Council carried out a 'call for sites' in summer 2015. This informed an update to its Strategic Land Availability Assessment (SLAA) and over 250 greenfield sites were assessed.
- The Council decided that the Issues and Options document would only consider strategic development locations so criteria were applied to filter out smaller sites (capacity for fewer than 200 dwellings).
- Sites which have already been through the planning process and received planning consent are not considered in the Issues and Options document – they represent the baseline for development in the Borough and will contribute towards meeting the Borough's development requirements.
- The options exclude individual sites which were the subject of recent planning applications which have been refused by the Council. The Council has already considered the planning merits of those areas in the context of the present time, including the presumption in favour of sustainable development in the NPPF and the potential they could have in meeting the housing needs of the Borough, and has determined these are not appropriate locations for development.
- Sites were then grouped together, according to their different characteristics and/or potential for delivering new infrastructure, into the 23 Strategic Location Options. These were then grouped together to form eight Strategic Spatial Options. Some options were focused around particular locations, some of which were proposed as a 'package' by developers, others were combined because of the role they could play in delivering new infrastructure, or 'type' of proposal, e.g. extensions to settlements or new settlements.

5.22 The Strategic Spatial Options that were subject to SA and their constituent Strategic Locations are set out in **Table 5.2**. The detailed appraisal matrices setting out likely effects of the Strategic Location options are presented in **Appendix 5**.

5.23 The likely effects of the Strategic Spatial Options are described below in separate tables for each option in relation to each SA objective. Particular consideration has been given to the likely significant effects identified (both positive and negative), in line with the requirements of the SEA Regulations.

Table 5.2 Strategic Spatial Options and their constituent Strategic Locations (assessed December 2015)

Strategic location	Dwelling quantum to be appraised	Employment quantum to be appraised	Developer offer of affordable housing to be appraised	Developer offer of other types of housing to be appraised	What else would this strategic location include (based on what we know at this stage)? E.g. open space, school etc.
Option A: Extensions to settlements					
North of Allbrook Hill (Allbrook 2)	150 dwellings	0ha			No other types of development are proposed
Extension north of Fair Oak (Fair Oak 6)	700 dwellings	0ha	35%	-	No other types of development are proposed
Extension east of Fair Oak (Fair Oak 7)	210 dwellings	-	35%	-	-
South of Bishopstoke (Bishopstoke 2)	800 dwellings	0ha	35%		Primary school; open space
Fir Tree Farm, east of Allington Lane (Fair Oak 5)	432 dwellings	0 ha	35%		Open space
South of Cherry Drove, Horton Heath (West End 4)	150 dwellings	-	35%	-	-
West of Woodhouse Lane (Hedge End 1)	900 dwellings	-	35%	-	New primary school, open space, local centre, community facilities
North east of Winchester Street (Botley 1)	400 dwellings	6000m ²	35%		Cemetery, allotments and open space
East of Hedge End (Botley 2)	435 dwellings	-	35%	-	Possible potential for expansion of Manor Farm Country Park
South of Bursledon (Hound 1)	270 dwellings	-	35%	-	-
Hamble Airfield (Hamble 1)	600 dwellings	10,000m ²	35%		Large scale open space
East of Hamble Airfield, Satchell Lane (extension to Hamble Airfield development)	102 dwellings	None proposed by developer	35%	None proposed by developer	None proposed by developer

(Hamble 2)					
Total	4, 964¹⁷ dwellings	16,000m²	35%	-	See above
Option B: Expansion of Bishopstoke and Fair Oak to the north/north east with related development in Allbrook Village					
Allbrook (Allbrook 1)	200 dwellings	10,000m ²	35%	No	New open space at brickworks; possible new link road east of Allbrook Way
North of Stoke Park Woods, Bishopstoke (Bishopstoke 1)	2,000 dwellings	3.2ha = 12,800m ²	35%	No	Primary school; new local centre; open space
North of Fair Oak (A) (Fair Oak 1)	1,500 dwellings	1.6ha = 6,400m ²	35%	No	Primary school and secondary school; open space; improvements to existing local centre adjacent to the site.
Total	3,700 dwellings	29,200m² ¹⁸	35%	No	See above
Option C: Expansion of Fair Oak to the east and north					
North east of Fair Oak - North of Mortimers Lane (Fair Oak 2)	1,750 dwellings	0ha	35%	-	Primary school; open space
North east of Fair Oak - South of Mortimers Lane (Fair Oak 3)	750 dwellings	0ha	35%	-	Open space
Total	2,500 dwellings		35%		See above
Option D: Expansion of Bishopstoke to the south and Horton Heath to the west					
South of Bishopstoke (Bishopstoke 2)	800 dwellings	0ha	35%	-	Primary school; open space
Fir Tree Farm, east of Allington Lane (Fair Oak 4)	500 dwellings	0 ha	35%	-	Open space

¹⁷ Approximated to 5,000 dwellings in the I&O document

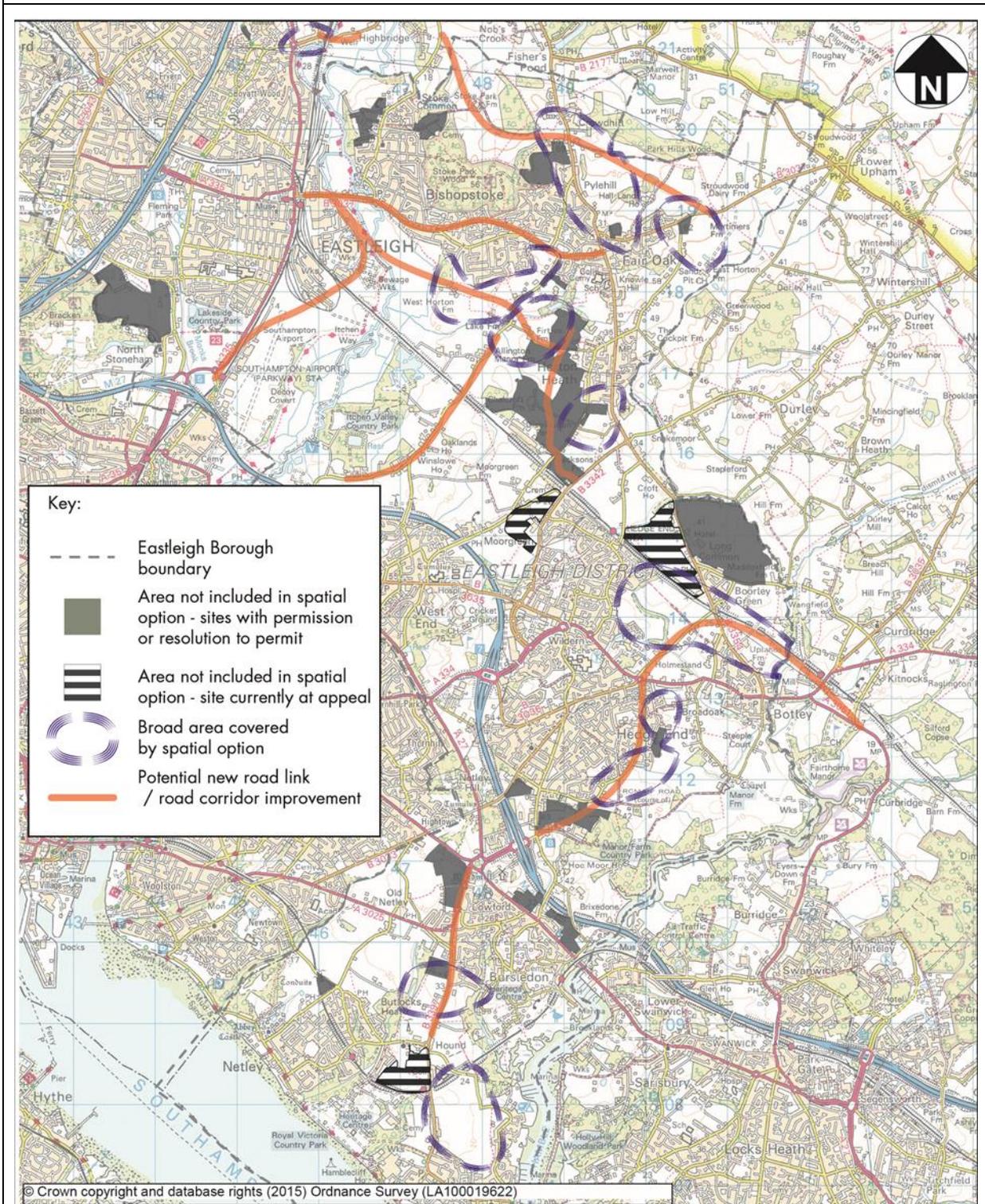
¹⁸ Approximated to '29,000m²) in the I&O document

Land east and west of Allington Lane, north of the Railway Line (West End 1)	1,000 dwellings	0ha	35%	-	Open space
Total	2,300 dwellings	-	35%	-	See above
Option E: Extension to West End to the north of the M27					
North of West End (West End 3)	2,000 dwellings	10,000m ²	35% affordable	n/a	Primary & secondary schools, Park & Bus, rail halt
North of Moorgreen Road and between Bubb Lane and Burnetts Lane (West End 2)	250 dwellings	0	35% affordable	n/a	-
Total	2,250 dwellings	10,000m²	35%	-	See above
Option F: Extending Hedge End to the north-east and Botley to the north					
West of Woodhouse Lane (Hedge End 1)	900 dwellings	None	Unknown	Specialist needs including older people	Two form entry primary school, open space,
North east Winchester Street (Botley 1)	400 dwellings	6,000m ²	Unknown	Specialist needs including older people	Botley bypass, cemetery, allotments, open space
Total	1,300 dwellings	6,000m²	35%	-	See above
Option G: Hamble Airfield					
Hamble Airfield (Hamble 1)	600 dwellings	10,000m ²	35% affordable		Large scale open space on south side, sports pitches.
Total	600 dwellings	10,000m²	35%	-	See above
Option H: Redevelopment of Eastleigh Riverside for employment uses					
Northern Business Park (Eastleigh 2)	n/a	9.6ha (B1(b), B1(c), B2 or B8)	n/a	n/a	n/a
Eastleigh River Side (Eastleigh 1)	200 dwellings	Redevelopment of existing space. Scope for net additional floorspace limited due to constraints including	-	-	-

		airport public safety zone.			
Total	200 dwellings	c.40,000m²	-	-	-

SA of Strategic Spatial Option A: Extensions to settlements (assessed December 2015)

Option A – Extensions to settlements



This option is made up of smaller sites which would extend existing settlements while generally avoiding their coalescence. The result is a range of smaller sites located adjacent to existing built up areas across the Borough. This option could involve delivery

of approximately 5,000 dwellings and approximately 16,000 sq m of employment floorspace. The constituent strategic locations of this option, for which SA scores are presented in the table below, propose residential development at Allbrook and to the north and east of Fair Oak village; south of Bishopstoke; west and south of the site west of Horton Heath allocated in the 2011-29 Local Plan (shown here in grey), sites to the north of Botley and east of Hedge End previously allocated in the 2011-29 Plan and associated with a new bypass at Botley; sites to the east and south of Hedge End; sites to the south of Bursledon; and north of Hamble. Sites at Hamble and the Botley Bypass sites could deliver mixed use development, including employment.

This option has been selected to test the approach of dispersing development across the Borough. The sites selected here have been chosen as it is considered possible for them to be delivered in whole or in part and still retain the separate identity of settlements - a key aim of the Plan - though the impacts on gaps will still need to be carefully considered. Individual sites may be substituted for others should this option be proceeded with - at this stage the appraisal acts as an assessment both of the sites selected here, and of the approach of dispersing development

Table 5.3 SA scores for constituent Strategic Locations^{19,20}

	North of Allbrook Hill (Allbrook 2)	Extension north of Fair Oak (Fair Oak 6)	Extension east of Fair Oak (Fair Oak 7)	South of Bishopstoke (Bishopstoke 2)	Fir Tree Farm, east of Allington Lane (WE1 extension) (Fair Oak 5)	South of Cherry Drove, Horton Heath (West End 4)	West of Woodhouse Lane (Hedge End 1)	North east of Winchester Street (Botley 1)	East of Hedge End (Botley 2)	South of Bursledon (Hound 1)	Hamble Airfield (development focused to the south of the site) (Hamble 1)	East of Hamble Airfield, Satchell Lane (extension to Hamble Airfield development) Hamble 2
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs												
1.1	+?	+?	+?	+?	+?	+?	+?	+?	+?	+?	+?	+?
1.2	+?	+?	+?	+?	+?	+?	+?	+?	+?	+?	+?	+?
SA2: Safeguard and improve community health, safety and wellbeing												
2.1	+	++	-	+	-	+	++	+	+	+	+	0
2.2	--	+	--	++	+	--	+	++	+	+	+	--
2.3	-	+?	--	+?	+?	+?	+?	+?	--?	+?	++?	+?
2.4	+	++	+	+++?	++	+	++	++	+++/-	+	++?	0
2.5	-	0	-	+	0	0	+	0	0	+	+	0
SA3: Develop a dynamic and diverse economy												
3.1(a)	-	-	-	-	-	-	+	+	-	-	-	-
3.1(b)	-	-	-	-	-	-	-	-	-	-	+	-
3.1 (c)	-	++	-	++	-	-	-	-	-	+	-	-
3.1 (d)	-	-	-	-	-	-	+	-	-	-	+	-

¹⁹ See Figure 2.1 for explanation of symbology.

²⁰ See Table 2.2 for details of each SA objective.

	North of Allbrook Hill (Allbrook 2)	Extension north of Fair Oak (Fair Oak 6)	Extension east of Fair Oak (Fair Oak 7)	South of Bishopstoke (Bishopstoke 2)	Fir Tree Farm, east of Allington Lane (WE1 extension) (Fair Oak 5)	South of Cherry Drove, Horton Heath (West End 4)	West of Woodhouse Lane (Hedge End 1)	North east of Winchester Street (Botley 1)	East of Hedge End (Botley 2)	South of Bursledon (Hound 1)	Hamble Airfield (development focused to the south of the site) (Hamble 1)	East of Hamble Airfield, Satchell Lane (extension to Hamble Airfield development) Hamble 2
3.1 (e)	-	-	-	-	-	+	+	-	-	-	++	+
3.2	-	0	0	0	0	-	-	+	-	-	+	0
3.3	0	-	-	-?	-	0	0	0	0	0	0	0
3.4	0	+	0	0	0	0	+?	0	0	0	0	0
SA4: Reduce road traffic and congestion through improved accessibility; reducing the need to travel and improving sustainable travel choice												
4.1	-	-	-	-	-	-	+	+	-	-	-	-
4.2	-	-	-	-	-	-	-	-	-	-	+	-
4.3	-	++	-	++	-	-	-	-	-	+	-	-
4.4	-	-	-	-	-	-	+	-	-	-	+	-
4.5(a)	-	-	-	-	-	+	+	-	-	-	++	+
4.5(b)	0	-	0	0	0	0	0	+	0	0	-	0
4.6	--	+	-	++	+	--	+	++	+	+	+	--
4.7	-	++	-	+	-	-	++?	+	-	+	+	-
4.8	-	-	-	++?	0	-	++	+	+	0	+	0
4.9	+	0	-	++?	+	-	+	0	0	+	+	+
4.10	-	0	-	+	0	0	+	0	0	+	+	0
4.11	+	-?	-	+?	-	--	+	-	+	+	-	+

	North of Allbrook Hill (Allbrook 2)	Extension north of Fair Oak (Fair Oak 6)	Extension east of Fair Oak (Fair Oak 7)	South of Bishopstoke (Bishopstoke 2)	Fir Tree Farm, east of Allington Lane (WE1 extension) (Fair Oak 5)	South of Cherry Drove, Horton Heath (West End 4)	West of Woodhouse Lane (Hedge End 1)	North east of Winchester Street (Botley 1)	East of Hedge End (Botley 2)	South of Bursledon (Hound 1)	Hamble Airfield (development focused to the south of the site) (Hamble 1)	East of Hamble Airfield, Satchell Lane (extension to Hamble Airfield development) Hamble 2
SA5: Protect and conserve natural resources												
5.1	-?	-?	-?	-?	-?	0	-?	-?	-?	-?	-?	-?
5.2	-	0	0	0	0	-	-	--	--	-	--	0
5.3	-	-	-	+/-	+/-	-	-	+/-	-	+/-	-	-
5.4	+?	+	+?	+?	+?	+?	+?	+	+?	+?	+?	+?
SA6: Reduce air, soil, water, light and noise pollution												
6.1	0	0	-?	0	-?	0	-?	-?	-?	-?	-?	0
6.2	0	--?	0	--?	--?	0	-?	-?	-?	--?	--?	0
SA7: Plan for the anticipated levels of climate change												
7.1	+?	-?	-?	+?	+?	+?	+?	+?	+?	+?	+?	+?
7.2	-?	--?	-?	--?	--?	0	--?	--?	--?	-?	--?	0
7.3	0	0	0	0	0	0	0	0	0	0	0	0
SA8: Minimise Eastleigh Borough's contribution to climate change												
SA9: Reduce waste generation and disposal												
SA10: Protect, enhance and manage biodiversity and geodiversity												
10.1	--?	--?	--?	--?	--?	0	--?	0	--?	0	0	--?
10.2	--?	0	0	0	0	0	0	0	--?	0	0	--?
10.3	0	0	0	0	0	0	0	0	-?	0	0	-?

	North of Allbrook Hill (Allbrook 2)	Extension north of Fair Oak (Fair Oak 6)	Extension east of Fair Oak (Fair Oak 7)	South of Bishopstoke (Bishopstoke 2)	Fir Tree Farm, east of Allington Lane (WE1 extension) (Fair Oak 5)	South of Cherry Drove, Horton Heath (West End 4)	West of Woodhouse Lane (Hedge End 1)	North east of Winchester Street (Botley 1)	East of Hedge End (Botley 2)	South of Bursledon (Hound 1)	Hamble Airfield (development focused to the south of the site) (Hamble 1)	East of Hamble Airfield, Satchell Lane (extension to Hamble Airfield development) Hamble 2
10.4	0	-?	-?	-?	-?	0	-?	-?	-?	-?	0	0
10.5	0	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
10.6	-?	-?	-?	-?	-?	0	-?	-?	-?	-?	-?	-?
10.7	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
10.8	0	-?	0	-?	0	0	-?	0	-?	-?	0	0
SA11: Enhance the Borough's multifunctional green infrastructure networks												
11.1	-?	-?	0	-?	0	0	0	0	0	-?	0	0
11.2	-	0	-	+	0	0	+	0	0	+	+	0
11.3	+?	-?	-?	+?	+?	+?	+?	+?	+?	+?	+?	+?
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape												
12.1	-	-?	0	-	-?	-?	-?	-?	-?	-?	-?	-?
12.2	0	0	0	0	0	0	0	0	0	0	0	0
12.3	-	-?	-?	-	-?	-?	-?	-?	-?	-?	-?	-?
12.4	-	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
SA13: Protect and enhance and manage archaeological, historical and cultural heritage												
13.1	0	-?	-?	-?	-?	0	0	-?	0	-?	0	?

5.24 The table provides a summary of the potential sustainability effects of the separate Strategic Location proposals that have been brought together to formulate Strategic Spatial Option A. The following paragraphs discuss key issues which relate to the principle of development in these Strategic Locations, as well as highlighting the likely cumulative effects of bringing forward these Strategic Locations together.

SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs

5.25 The Strategic Locations that comprise Option A are likely to have minor positive effects in relation to the delivery of affordable and other specialist housing. This is because at this stage no barriers to the delivery of the typical proportion of affordable housing (35%) or for other specialist housing have been identified. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.

SA2: Safeguard and improve community health, safety and wellbeing

5.26 These Strategic Locations have probable generally minor positive or significant positive effects in relation to the facilities to support community health.

5.27 For provision of community facilities such as community halls and libraries the Strategic Locations were identified as generally having likely positive effects, with Fair Oak 6 and Hedge End 1 having significant positive effects. Exceptions to this are the Locations East of Fair Oak (Fair Oak 7) and Fir Tree Farm (Fair Oak 5) which show minor negative or negligible effects.

5.28 Eight of the locations are reasonably accessible for healthcare facilities with a positive effect, significant positive effects being identified for Bishopstoke 2 and Botley 5. However, four locations (Allbrook 2, Fair Oak 7, West End 4 and east of Hamble Airfield) are over 1000m from existing facilities, showing a significant negative impact.

5.29 The majority of the locations show a minor positive effect with regards to sports provision, reflecting the scope to potentially provide sports pitches and facilities in nine of the locations, with potentially a significant positive effect cumulatively. These effects are uncertain as the site promoters of these locations have not indicated if such provision will be incorporated. Potential significant negative effects are identified for Fair Oak 7 and Botley 6 due to the loss of East Horton Golf Course and the potential loss of sports pitches. Potential significant positive effects are identified for Hamble 1 as site promoters have indicated that sports pitches would be provided as part of development at this location, although this remains uncertain at this stage.

5.30 Most of the locations show a positive effect with regards to proximity to public open space; the potential positive effect was significant at Fair Oak 6, Bishopstoke 2, Fair Oak 5, Hedge End 1, Botley 5 and Hamble 1 due to the proximity to existing facilities and / or open space. At Botley 6 the effect was identified as either significant positive (with uncertainty) or significant negative due to the potential for a possible expansion of Manor Farm County Park, but the potential loss of Little Hatts Recreation Ground and Norman Rodway Sports Ground.

5.31 Four locations showed a minor positive impact with regards to ability to link to existing cycle and footpath networks, two locations scored minor negative and the remainder had a negligible effect.

SA3: Develop a dynamic and diverse economy

5.32 The Strategic Locations comprising Spatial Option A are likely to have a mixture of, generally minor, positive and negative effects.

5.33 The accessibility to sustainable travel options shows generally minor negative effects, exceptions being proximity of locations Hedge End 1 and Botley 5 to rail stations (minor positive effect), and locations Bishopstoke 2, Fair Oak 6 and Hound 3 to frequent bus services (the first two of these having significant positive effects).

5.34 The appraisal shows minor effects with regards to proximity to major employment centres, the exception being Hamble Airfield (Hamble 1), which shows a significant positive effect as it is within 400m of GE Aviation.

- 5.35 Most of these locations do not contain proposals for employment uses, so only two locations show a positive effect, that at Hedge End 1 being a significant positive.
- 5.36 The majority of the Strategic Locations are considered to be likely to be unsuitable for additional employment floorspace. Development of the Strategic Locations in the option would not result in the loss of employment land, although some of the locations may have been suitable, showing a minor negative impact. Finally, development of the locations in this option shows little direct impact upon commercial uses in existing centres, although cumulatively, residential development brought forward under this options would support the provision of additional retail floorspace in existing centres.
- SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice*
- 5.37 The Strategic Locations comprising this option are identified as likely to have a mixture of positive and negative effects.
- 5.38 The accessibility to sustainable travel options shows generally minor negative effects, exceptions being proximity of locations Hedge End 1 and Botley 5 to rail stations (minor positive effect), and locations Bishopstoke 2, Fair Oak 6 and Hound 3 to frequent bus services (the first two of these having significant positive effects).
- 5.39 The appraisal shows minor effects with regards to providing residential development in proximity to major employment centres, the exception being Hamble Airfield (Hamble 1), which shows a significant positive effect as it is within 400m of GE Aviation. Most of the strategic locations in this option do not contain an element of employment development; those that do show minor effects in relation to whether that employment will be in proximity to a major population centre.
- 5.40 Proximity to health facilities was generally positive, as described under SA2: Safeguard and improve community health, safety and wellbeing. Proximity to shopping facilities was more mixed, with equal numbers of locations showing positive or negative effects. Potential significant positive effects were identified for Fair Oak 6 and Hedge End 1. Proximity to schools was generally positive, with Bishopstoke 2 and Hedge End 1 showing a potential significant positive effect due to proximity to a primary and/or secondary school.
- 5.41 Only four locations showed a moderately positive impact with regards to ability to link to existing cycle and footpath networks, as described under SA2: Safeguard and improve community health, safety and wellbeing. Additional work will be required to investigate the potential for new links if this option is brought forward. Notably, five of the locations showed a negative effect due to the presence of geographical barriers to facilities and other destinations, in particular by sustainable transport methods. In particular location West End 4 is separated from key facilities in Hedge End by the Eastleigh–Fareham railway line, with a significant negative effect identified.
- 5.42 Development of this option will deliver up to 5,000 homes and 16,000 sq m of employment floorspace, and as such, spread across much of the borough it would be anticipated that the development of this option would generate in the region of 2,750 AM peak vehicle trips and 3,050 PM peak vehicle trips. Whilst the Option spreads development locations throughout the borough, there are key shared corridors that development trips will be attracted to. As a result, whilst the individually small development sites under this Option may have a lesser impact on the highway immediate to their locality than larger ones considered under other Options, cumulatively it is anticipated that:
- Sites to the north will primarily have the potential to cause congestion in the Bishopstoke Road corridor, and potential mitigation for this is limited; it may be that new highway links would be required to spread the distribution to the west;
 - Northern sites will also impact upon north-south movements, and again mitigation measures will be required due to existing congestion issues; and

- All sites will need to be linked into passenger transport provision, which in some cases would involve new routes and on-wards funding²¹, and well as the provision of pedestrian and cycle links that should be fully linked into existing routes in the borough.

5.43 As outlined above, even with a spread of development across the borough, due to existing congestion issues along with the increase in vehicular flow, there is likely to be a requirement for some mitigation works. The main issue will be whether, as a spread of development, there will be adequate funding in the individual localities to provide mitigation to an appropriate extent, and in the future what mitigation measures will be available. Some design work was undertaken in relation to the former draft Local Plan, which demonstrated mitigation measures were achievable for many junctions across the borough. However, the new Local Plan is for an additional quantum of development and whether the additional capacity required can be achieved will be subject to testing.

SA5: Protect and conserve natural resources

5.44 With the exception of West End 4 all of the locations in this option include land identified as Minerals Consultation Areas, resulting in a potential minor negative effect through the sterilisation of these resources by development without prior extraction. There could be scope for some degree of prior extraction of these minerals and exploratory work would likely be required in order to investigate the mineral resource and the potential for its extraction, therefore the effects are uncertain. Hamble Airfield (Hamble 1) is allocated for minerals development in the Hampshire Minerals and Waste Plan.

5.45 Five locations entail the development of Poor or Very Poor quality agricultural land (Grades 4 or 5), four are Good to Moderate quality (Grades 3a or 3b) and three (Botley 5, Botley 6 and Hamble 1) are Excellent or Very Good quality (Grade 1 or 2). However not all of the land of Grade 3 or higher is in current agricultural use so for the Strategic Spatial Option as a whole, negative effects are likely to be limited.

5.46 Whilst some locations contain an element of previously developed land, all of the locations in this option include at least some greenfield land, leading to mixed or minor negative effects.

5.47 Each Strategic Location has the scope to provide allotments though, given the dispersed nature of development, each is unlikely to be able to deliver a community farm, resulting in generally uncertain minor positive effects. Site promoters have not yet indicated, however, if any provision of allotments or a community farm would form part of development at these locations, creating the potential for cumulative pressure on existing allotment facilities if no new provision was made.

SA6: Reduce air, soil, water, light and noise pollution

5.48 The Strategic Locations which comprise Option A have generally been identified as being subject to pollution, with potentially minor negative effects, however this is currently uncertain and further information is required. This particularly relates to noise pollution from existing uses which could impact on seven of the Strategic Locations. Similarly, the assessment showed concerns that eight of the Strategic Locations could lead to minor negative or significant negative effects for air quality from increased traffic arising from development which could impact local air quality, Air Quality Management Areas across the borough, and potentially impact the nature conservation interest of the River Itchen Special Area of Conservation, although the effects are currently uncertain. Improvements to road links and other transport improvements may help in resolving local impacts, but may result in an increase in new areas. Overall, there is the potential for a significant negative effect in relation to air pollution from traffic but this is subject to considerable uncertainty and further transport and air quality work is required to explore this issue.

²¹ I.e. a subsidy for an initial period to enable a service to gain patronage.

SA7: Plan for the anticipated levels of climate change

- 5.49 Almost all locations have the potential to provide additional or improved green infrastructure, with an uncertain but minor positive effect. The exceptions are locations Fair Oak 6 and Fair Oak 7, which have GI assets within or adjacent to the site which leads to an uncertain minor negative assessment.
- 5.50 Most locations in this option contain areas which are considered to be at "intermediate" or "more" risk of surface water flooding, with potential significant negative effects identified for Fair Oak 6, Bishopstoke 2, Fir Tree Farm, Hedge End 1, Botley 5, Botley 6 and Hamble 1. Whether negative effects will occur is uncertain, pending consideration of design and layout options to mitigate these.
- 5.51 None of the Strategic Locations comprising this Spatial Option fall within areas of coastal change therefore no effects due to coastal change are identified.

SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range

- 5.52 Option A comprises a number of small extensions to existing settlements. The majority of these sites fall within the HRA screening zone, resulting in a potential significant negative effect, subject to mitigation or avoidance measures. The HRA of the Strategic Spatial Options notes the following with regard to Option A:
- 5.53 The southern-most collection of parcels is c. 400-450m from the Solent European sites (River Hamble) at its closest and separated by existing residential development. However, there are a number of tributaries (such as Moorgreen stream/ Ford lake and Hedge End Stream) which flow into either the Badnum/ Hungerford stream or Spear Pond Gully. These gullies in turn flow directly into the Solent Maritime SAC. The eastern-most of the central parcels in this option is shown abutting the River Hamble c. 500m upstream of the Solent European sites. It is understood that this is intended to denote a broad location rather than actual site boundaries. It is therefore recommended that an adequate separation between the River and any built development (e.g. 50m) is included and that this zone incorporates features to both intercept surface water runoff and ensure that the surface water that does enter the River Hamble via diffuse pathways is of suitable quality. It is recommended that the relevant policy considers a buffer of at least 15m on larger watercourses and a buffer of 10m on smaller brooks and flowing ditches. In terms of features to ensure no net greenfield runoff, it is understood that normal practice in Eastleigh is to require naturalised SuDS within three forms of filtration and coverage of construction drainage in a Construction Environment Management Plan.
- 5.54 The western-most parcels south of Bishopstoke are connected by watercourses to the River Itchen SAC, thus presenting a water quality pathway. Continuing to enable otter passage along these watercourses from the River Itchen SAC will also be an important consideration. A suitable buffer will need to be incorporated either side of any watercourse, in addition to swales to ensure no net increase in greenfield runoff and measures to protect the water quality of those streams. Flows within these tributaries will also require protection to ensure no change in water supply to the River Itchen. It is recommended that the relevant policy considers a buffer of at least 15m on larger watercourses and a buffer of 10m on smaller brooks and flowing ditches. In terms of features to ensure no net greenfield runoff, it is understood that normal practice in Eastleigh Borough is to require naturalised SuDS within three forms of filtration and coverage of construction drainage in a Construction Environment
- 5.55 Three of the locations (Allbrook 2, Botley 6 and East of Hamble Airfield) are within 200m of a SSSI and so there is the potential for a significant negative effect, subject to further work assessing impacts and investigating the potential for avoidance or mitigation. Similarly, two sites are within 200m of a Local Nature Reserve so there is a potential minor negative effect, subject to mitigation or avoidance measures.
- 5.56 Eight of the locations have potential for adverse impacts on a SINC. All of the locations (with the exception of Allbrook 2) have the potential to adversely affect protected species. The locations include, or are adjacent to, hedgerows, long grass habitats, woodland and watercourses.

Protected species which could therefore potentially be adversely affected include badger, reptile, bats, dormice and otter and water vole. With the exception of Allbrook 2, all of the locations in this option have the potential for adverse effects on local nature conservation designations. The strategic locations all have potential to adversely impact upon the biodiversity network (corridors for species movement). Finally, five of the strategic locations include or are within 25 m of ancient woodland, with the potential for negative impacts. However in all cases the minor negative effects identified in relation to this SA objective are uncertain at this stage and are subject to consideration of design/layout and mitigation measures.

SA11: Enhance the Borough's multifunctional green infrastructure networks

- 5.57 A mix of both potential minor positive and potential minor negative effects has been identified with regard to green infrastructure provision.
- 5.58 A number of TPO trees are present at four strategic locations (Allbrook 2, Fair Oak 6, Bishopstoke 2 and Hound 3). However these occupy a small portion of these locations and it is likely that design and layout of development could accommodate them.
- 5.59 Only four of the locations showed a moderately positive impact with regards to ability to link to existing cycle and footpath networks. If this option is brought forward, more work will be required to identify opportunities for ensuring locations are served with new links.
- 5.60 All locations have the potential to provide additional or improved green infrastructure, with an uncertain but moderately positive effect, with the exception of two locations, Fair Oak 6 and Fair Oak 7, which have GI assets within or adjacent to the site which leads to an uncertain moderately negative assessment.

SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities

- 5.61 With the exception of Fair Oak 7, all sites involve settlement extensions varying in scale, many of which are likely to have some adverse effect on the separation of settlements. None of the sites are thought to affect the setting of the South Downs National Park.
- 5.62 All of the locations are identified as having negative effects in relation to protection of landscape character and to locally important views and settings. Most of these effects are uncertain pending further consideration on design and layout. The rural character of woodland and watercourses of the location South of Bishopstoke was identified as being very vulnerable to urbanisation and a significant negative effect is identified, though again it is uncertain in scale until further consideration of design and layout.

SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance

- 5.63 Potential minor negative effects are noted for half of the strategic locations which comprise Option A. The locations contain or are adjacent to Grade II listed buildings, locally listed buildings, archaeological locations or a conservation area. The Lakesmere House School and Fair Oak Park and Historic Park and Garden are partially within Strategic Locations Fair Oak 7 and Fair Oak 5 respectively. Further information would be required with regard to the sensitivity of design and landscaping.

Summary

Potentially significant positive sustainability effects of this option:

- Accessibility to existing community facilities, plus provision of new community facilities, particularly sports provision, new primary schools and open space, is likely to result in significant positive effects with regard to **SA2: Safeguard and improve community health, safety and wellbeing** and also **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice.**

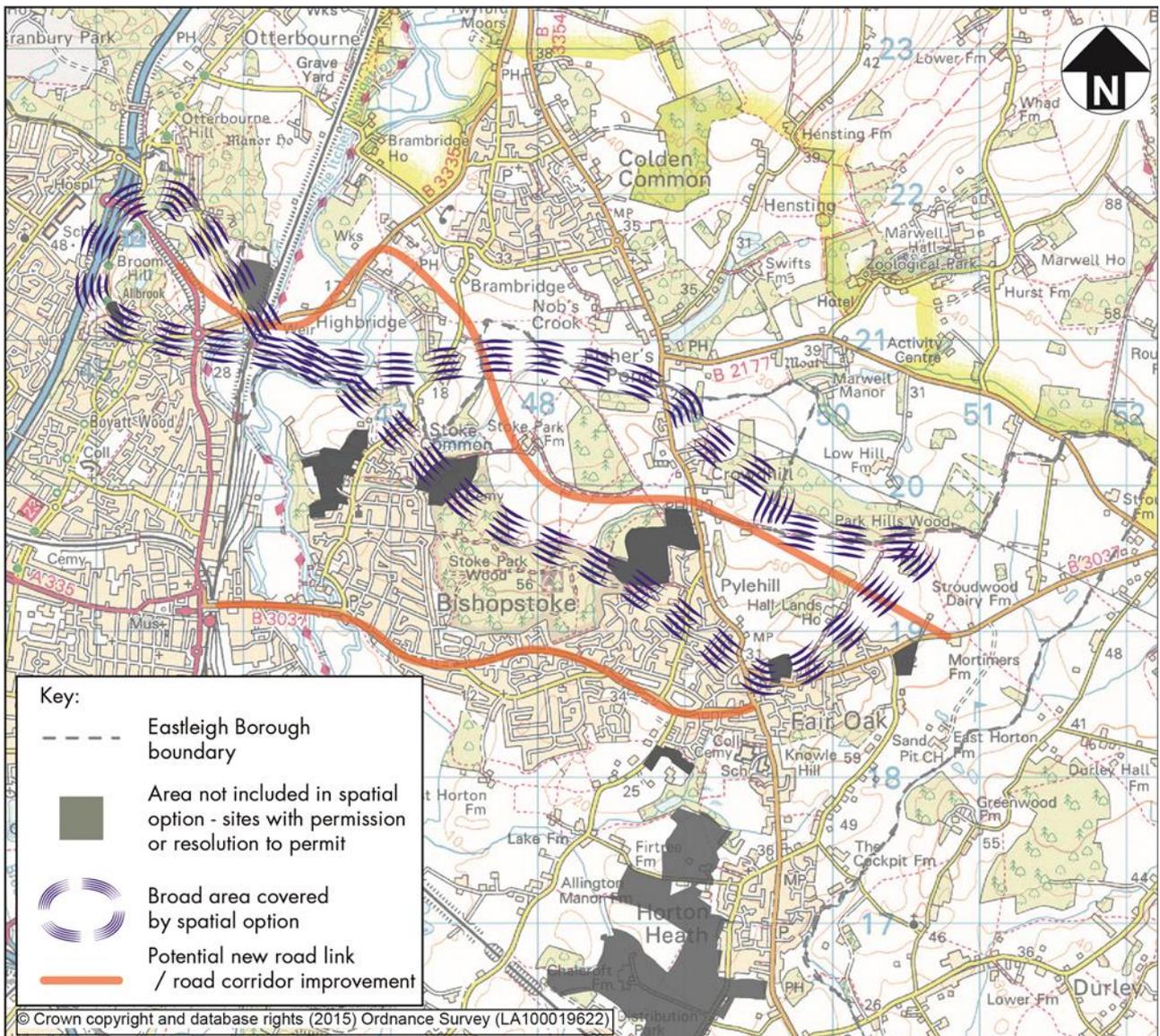
- Strategic locations Fair Oak 6 and Bishopstoke 2 are close to frequent bus routes and Strategic Location Hamble 1 is close to the major employment centres at Hamble. These are likely to result in significant positive effects with regard to **SA3: Develop a dynamic and diverse economy** and **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice**.

Potentially significant negative sustainability effects of this option:

- The cumulative effect of development at these locations is likely to result in significant negative effects with regard to **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice**, **SA6: Reduce air, soil, water, light and noise pollution** and **SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range**. Development at these locations is likely to increase traffic which may increase congestion and impact air quality on local roads, the AQMAs in the borough, and the nature conservation interest of the River Itchen SAC. The proposed Botley Bypass is delivered under this option, but congestion is likely to be increased as a result of development at other locations.
- Potential significant negative effects are identified with regard **SA5: Protect and conserve natural resources** in relation to possible loss of higher quality (Grade 1) agricultural land at Strategic Locations Botley 1, Botley 2 and Hamble 1. However the effects are currently uncertain and subject to obtaining further information on potential layout of development at this Strategic Location.
- Areas within these Strategic Locations are noted for being at risk of surface water flooding and therefore a significant negative effect could occur in relation to **SA7: Plan for the anticipated levels of climate change**. The effects are currently uncertain prior to consideration of the layout of development and possible design and mitigation options required
- The majority of these Strategic Locations are within the scope of the Habitats Regulations Assessment Screening Criteria and therefore significant negative effects could occur with regard to **SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range**. The effects are currently uncertain prior to consideration of potential layout of development and mitigation options.

SA of Strategic Spatial Option B: Expansion of Bishopstoke and Fair Oak to the north/north east with related development in Allbrook Village (assessed December 2015)

Option B –Expansion of Fair Oak and Bishopstoke to the north/north-east with related development in Allbrook village



This option could involve delivery of approximately 3,700 dwellings and nearly 30,000m² of employment floorspace.

The constituent Strategic Location of this option, for which SA scores are presented in the table below, propose significant residential development at Allbrook and to the north and north-east of Bishopstoke and Fair Oak villages with associated facilities including a local centre, new open space, primary school, and potentially a new secondary school.

In addition to the proposals of the constituent Strategic Locations, this option also proposes new road links running from north of Fair Oak, through to Allbrook to junction 12 of the M3 to address transport congestion issues in this area.

Table 5.4 SA scores for constituent Strategic Locations^{22,23}

	Allbrook 1 – Land at Allbrook	Bishopstoke 1 – North of Stoke Park Woods	Fair Oak 1 – North and east of Fair Oak							
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs										
1.1	+?	+?	+?							
1.2	+?	+?	+?							
SA2: Safeguard and improve community health, safety and wellbeing										
2.1	+	++	++							
2.2	--	+	+							
2.3	+?	+?	+?							
2.4	++	++	++							
2.5	+	+	0							
SA3: Develop a dynamic and diverse economy										
3.1(a)	-	-	-							
3.1(b)	-	-	-							
3.1 (c)	++	+	++							
3.1 (d)	-	-	-							
3.1 (e)	-	-	-							
3.2	+	+	+							
3.3	0	0	0							
3.4	0	+?	+							
SA4: Reduce road traffic and congestion through improved accessibility; reducing the need to travel and improving sustainable travel choice										
4.1	-	-	-							
4.2	-	-	-							
4.3	++	+	++							
4.4	-	-	-							
4.5(a)	-	-	-							
4.5(b)	++	-	-							
4.6	--	+	+							
4.7	-	+++?	++							

²² See Figure 2.1 for explanation of symbology.

²³ See Table 2.2 for details of each SA objective.

	Allbrook 1 – Land at Allbrook	Bishopstoke 1 – North of Stoke Park Woods	Fair Oak 1 – North and east of Fair Oak							
4.8	+	+++?	+++?							
4.9	+	0	+++?							
4.10	+	+	0							
4.11	--	--	-							
SA5: Protect and conserve natural resources										
5.1	-?	-?	-?							
5.2	-	0	0							
5.3	-	-	-							
5.4	+?	+?	+?							
SA6: Reduce air, soil, water, light and noise pollution										
6.1	--?	0	-?							
6.2	0	-?	-?							
SA7: Plan for the anticipated levels of climate change										
7.1	+	-?	-?							
7.2	--?	--?	--?							
7.3	0	0	0							
SA8: Minimise Eastleigh Borough's contribution to climate change										
SA9: Reduce waste generation and disposal										
SA10: Protect, enhance and manage biodiversity and geodiversity										
10.1	--?	--?	--?							
10.2	--?	0	0							
10.3	0	0	0							
10.4	-?	-?	--?							
10.5	-?	--?	-?							
10.6	-?	-?	-?							
10.7	-?	-?	-?							
10.8	-?	-?	--?							
SA11: Enhance the Borough's multifunctional green infrastructure networks										
11.1	-?	0	-?							
11.2	+	+	0							
11.3	+	-?	-?							
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape										

	Allbrook 1 – Land at Allbrook	Bishopstoke 1 – North of Stoke Park Woods	Fair Oak 1 – North and east of Fair Oak							
12.1	-	-	-							
12.2	0	0	0							
12.3	--?	--?	--?							
12.4	-?	--?	-?							
SA13: Protect and enhance and manage archaeological, historical and cultural heritage										
13.1	-?	-?	-?							

5.64 The table provides a summary of the potential sustainability effects of the separate Strategic Location proposals that have been brought together to formulate Strategic Spatial Option B. The following paragraphs discuss key issues which relate to the principle of development in these Strategic Locations, as well as highlighting the likely cumulative effects of bringing forward these Strategic Locations together.

SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs

5.65 The Strategic Locations that comprise Option B are likely to have generally minor positive effects in relation to the delivery of affordable and other specialist housing. This is because at this stage no barriers to the delivery of the typical proportion of affordable housing (35%) or for other specialist housing have been identified. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.

SA2: Safeguard and improve community health, safety and wellbeing

5.66 These Strategic Locations have probable generally minor positive or significant positive effects in relation to the facilities to support community health. This is particularly noted in the following areas:

- For provision of community facilities such as community halls and libraries the Strategic Locations were identified as generally having likely positive effects. A new local centre is proposed by site promoters for the location North of Stoke Park Woods and therefore potential significant positive effects are likely for development at this location and at North and East of Fair Oak nearby. Development at Allbrook would not be well related to these new facilities and is unlikely to benefit from new community facilities provision elsewhere as part of this Strategic Spatial Option. Consideration should be given to options for community facilities provision at this location.
- New open space is proposed by site promoters as part of development at each Strategic Location. Therefore a potential significant positive effect is noted.
- Each Strategic Location has the opportunity to connect to the footpath network. The Land at Allbrook and the North of Stoke Park Woods Strategic Locations also have the opportunity to connect to bridleways which have a multifunctional use. Overall, a minor positive effect is likely. A cumulative impact could arise from the proposed east-west road link which could result in fragmentation of the public rights of way network across these locations and subsequently result in negative effects with regard to countryside access.

5.67 An exception to this is Strategic Location Allbrook 1 (Land at Allbrook) which is noted as having a potential significant negative effect with regard to health service provision. This location is more

than 1,000m from the nearest existing GP surgery and site promoters have not indicated if new provision would be included as part of development. Strategic Locations Bishopstoke 1 (North of Stoke Park Woods) and Fair Oak 1 (North and east of Fair Oak) have scored a likely minor positive effect with regard to health facilities provision. However, it is noted that a very small part of these locations is within 800m of Stokewood Surgery and thus a significant majority of development at these locations would be beyond ranges considered to result in positive effects. It is also noted that there are known capacity issues at Stokewood Surgery. Development at these locations could cumulatively result in significant negative effects with regard to access to healthcare provision. However, this is currently uncertain and work will need to be undertaken, in conjunction with health care providers, to determine the health care needs arising from these potential developments and to identify how these needs might best be met e.g. by development of new facilities or contributions to existing facilities.

- 5.68 All three Strategic Locations are noted for their potential to accommodate provision of sports pitches and sporting facilities which could result in a minor positive effect for individual locations and potentially a significant positive effect cumulatively. However, the site promoters of these locations have not indicated if such provision will be incorporated. Whilst failure to make new provision would only have a minor negative effect for individual locations, collectively this could result in a significant negative impact due to lack of provision in the area and place strain on existing sporting pitches and facilities.

SA3: Develop a dynamic and diverse economy

- 5.69 The Strategic Locations comprising Spatial Option B are likely to have a mixture of positive and negative effects. The accessibility to employment or sustainable travel options shows generally minor negative effects with the exception being for proximity to frequent bus routes which are identified as being a potential minor positive or significant positive effect. However, it is noted that, based on the current bus routes, only small parts of these Strategic Locations are within close proximity to these frequent routes. Likely minor positive effects are also identified for all three Strategic Locations due to the proposed provision of small scale employment as indicated by site promoters. The effect on existing local centres is uncertain. Cumulatively, this Spatial Option could support commercial activity in Eastleigh town centre by increasing the resident population within its catchment area.

SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice

- 5.70 The Strategic Locations comprising this option are identified as likely to have a mixture of positive and negative effects. The accessibility to sustainable travel options and employment centres shows generally minor negative effects with the exception being for proximity to existing frequent bus routes which are identified for either a potential minor positive or significant positive effect. However, only small parts of these Strategic Locations are within close proximity to these bus routes.
- 5.71 Probable significant positive effects are identified for the Strategic Locations North of Stoke Park Woods and North and East of Fair Oak for their access to shopping facilities/local centres and schools. This is primarily due to the proposed provision of a new local centre, new primary schools and a new secondary school by the site promoters as part of development of these Strategic Locations.
- 5.72 Geographical barriers from the Strategic Locations to facilities and other destinations, in particular by sustainable transport methods, are noted resulting in likely significant negative effects for Strategic Locations at Allbrook and North of Stoke Park Woods and minor negative effects for North and East of Fair Oak. It is noted that the Strategic Location North of Stoke Park Woods is, in particular, quite separate to the existing development (in this case Bishopstoke Village), separate by Stoke Park Woods. The proposed east-west road link could also act as a significant barrier to sustainable transport methods such as walking and cycling by causing fragmentation to the existing public rights of way network.

- 5.73 A high level assessment of the potential transport implications of this option has been carried out through the Transport Background Paper which is part of the evidence base of the emerging Eastleigh Borough Local Plan²⁴. As set out in the assessment of this option in the Transport Background Paper, the TRICS trip generation database suggests that the development quantum of development as set out in this option could result in an additional 2,300 vehicle movements in the AM peak (0800-0900) and 2,500 vehicle movements in the PM peak (1700-1800). A number of issues are likely to occur due to the quantum of development proposed, spread of development across this area, the lack of public transport options in this area and the lack of connectivity and the long distance of travel for pedestrians and cyclists to the main amenity and employment area of Eastleigh town centre. Whilst smaller localised residential roads will obviously be affected to some degree by adjacent development it is anticipated that the main issues for development in surrounding highway network close to this location could be:
- the capacity of the existing road network to accommodate the additional traffic on Bishopstoke Road corridor from Fair Oak to Eastleigh town centre; northwards through Twyford village towards Winchester (in particular the 'Fishers Pond' junction); southwards through Horton Heath towards Hedge End; along Allbrook Hill, which is already congested due to its restrictive width and mix of uses (parking);
 - additional traffic heading south via Allington Lane towards the congested A27 and onwards into the direction of the M27 (junctions 5 and 7) Southampton and Eastleigh, as an alternative to a northbound trip through the Bishopstoke Road corridor;
 - additional traffic heading south via Knowle Lane towards Horton Heath, West End and Hedge End to junction 7 of the M27, as an alternative to a northbound trip through Bishopstoke Road corridor;
 - additional traffic along Winchester Road heading north to Winchester and south towards Horton Heath, West End and Hedge End to junction 7 of the M27;
 - the impact of increased traffic on routes which are in close proximity to sensitive nature conservation areas, and in particular congestion on Bishopstoke Road where it crosses the River Itchen; and
 - the potential impact upon the Eastleigh AQMA.
- 5.74 The impacts are likely to be severe unless suitable new transport infrastructure is provided, including the provision of good access to public transport, increased provision of cycle routes and potentially new road links to the north of Bishopstoke as an east-west link between Allbrook and Fair Oak to provide alternative routes to those already existing. Proposals for mitigating the impacts through the provision of new transport links, such as the east-west road link north of Bishopstoke, are being assessed through the Eastleigh Strategic Transport Study.
- SA5: Protect and conserve natural resources*
- 5.75 Each of the three Strategic Locations which comprise this Strategic Spatial Option includes land identified as Minerals Consultation Areas due to likely construction sand or river terrace deposits. Land at the north western edge of Strategic Location Bishopstoke 1 is also identified as part of a Minerals Safeguarding area for its potential sharp sand and gravel resource. A minor negative effect could occur through the sterilisation of these resources by development without prior extraction. There could be scope for some degree of prior extraction of these minerals and exploratory work would likely be required in order to investigate the mineral resource and the potential for its extraction.
- 5.76 The majority of land which comprises this Spatial Option is located on Grade 4 (poor) agricultural land. The south, east and north east of Strategic Location Allbrook 1 consists of land identified as Grade 3 (Good to Moderate) agricultural land. A minor negative effect could occur from

²⁴ T1 Transport Background Paper, Eastleigh Borough Council, December 2015 www.eastleigh.gov.uk/lp36

development of Land at Allbrook; however this is uncertain prior to obtaining further information on design/layout. For the Spatial Option as a whole, a negligible effect is likely.

- 5.77 Each Strategic Location has scope to provide allotments or possibly a community farm. Suitable provision in each of these Strategic Locations could result in a significant positive effect. Site promoters have not yet indicated if any provision of allotments or a community farm would form part of development at these locations. Whilst failure to make new provision would only have a minor negative effect for individual locations, collectively this could result in a significant negative impact due to lack of provision across the borough and place strain on existing facilities (see Appendix 6 of the PPG17 study²⁵)

SA6: Reduce air, soil, water, light and noise pollution

- 5.78 The Strategic Locations which comprise Option B have generally been identified as having potentially minor negative effects, however this is currently uncertain and further information is required. The exception to this is with regard to Land at Allbrook where a potentially significant negative effect has been identified due to noise pollution from existing uses. Minor negative effects have been generally noted with regard to pollution arising from development as part of this Option. Due to the scale of development proposed for this Option as a whole, a cumulative significant negative effect is likely, particularly due to pollution from increased traffic arising from development at these locations which could collectively impact local air quality, the Eastleigh Air Quality Management Area and the nature conservation interest of the River Itchen Special Area of Conservation. A new east-west road link is proposed as part of this Strategic Spatial Option which may reduce traffic and associated pollution along Bishopstoke Road, but may increase air pollution in new areas. A cumulative significant negative effect could occur and further transport and air quality work is required to investigate this.

SA7: Plan for the anticipated levels of climate change

- 5.79 A mixture of minor positive and minor negative effects, with regard to green infrastructure provision, is likely for the three Strategic Locations comprising this option, although these minor negative effects are currently uncertain. All three locations comprise greenfield land, which include some green infrastructure assets, particularly north of Stoke Park Woods and north and east of Fair Oak which are bisected by footpaths and multifunctional bridleways. Proposed development, including the proposed east-west road link, could result in fragmentation of the existing GI assets. Further information is required about the route of the proposed new east-west road link and about how the design and layout of these locations could incorporate green infrastructure improvements, including providing climate change mitigation.
- 5.80 There are some areas of land within each of the three Strategic Locations which are identified as being at risk of flooding. Some of this land includes areas in Flood Zone 3 (high probability of flooding or functional floodplain) or at 'intermediate' risk of surface water flooding; therefore, potentially significant negative effects could occur. It is noted however, that these areas which are at risk of flooding, especially at the highest risk of flooding, are small areas which generally do not cover large tracts of land at these locations. Consideration of design and layout would be required to ensure negative effects do not occur.

SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range

- 5.81 The Strategic Locations, which comprise Option B, have generally minor negative effects, although this is noted as being uncertain prior to obtaining further information on design and layout of potential development at this location. A potential for significant negative effects was noted for the following:

²⁵ Planning for Open Space, Sport and Recreation (Former PPG 17) Study, Eastleigh Borough Council, Updated October 2014
<https://www.eastleigh.gov.uk/lp36>

- European sites: All three Strategic Locations are within the scope of the Habitats Regulations Assessment Screening Criteria²⁶ and will require further work to determine if a likely significant effect could occur. An initial The HRA of the Strategic Spatial Options notes the following with regard to Option B:
- The locations which comprise Option B are over 6km from the Solent European sites at their closest.
- There are small watercourses traversing these locations, which are likely to drain into River Itchen SAC thus presenting a water quality pathway to the Solent European sites, albeit a long way downstream.
- A suitable buffer will need to be incorporated either side of any watercourse, in addition to swales features to ensure no net increase in greenfield runoff and measures to protect the water quality of those streams. Flows within these tributaries will also require protection to ensure no change in water supply to the River Itchen (and thus the Solent Maritime SAC downstream).
- A new link road from Fair Oak to Junction 12 of the M3 would require a new crossing of the River Itchen. It will be necessary to undertake detailed transport modelling calculations to assess the potential air quality impact of this option. It will also be necessary that there is no loss of riparian habitat, that the River Itchen remains passable for otter and that any construction works adjacent to the River Itchen do not result in aquatic pollution or (via piling) any adverse noise impacts on migratory fish such as Atlantic salmon. Any crossing should be targeted at where the SAC is narrowest (i.e. most constrained to the River Itchen itself rather than associated floodplain). This will minimise the need for construction works within the SAC and in particular avoid any land take from the SAC. Any proposal which involved land take from the SAC would almost certainly result in an adverse effect on the integrity of that site and would therefore need to be able to demonstrate that there were a) No Alternatives and b) Imperative Reasons of Over-Riding Interest as to why such a project should nonetheless proceed (as well as compensation to preserve the overall Natura 2000 network). It could prove very challenging to meet those tests.
- Sites of Importance for Nature Conservation (SINC) and ancient woodland: Several SINC are within or adjacent to the Strategic Locations that comprise Option B. These SINC have generally been designated for the ancient woodland. To avoid negative effects, woodland and water environments should be retained on site and buffered, with links between these environments being maintained. There are opportunities to alleviate this impact by restoring the ancient hedgerow network, linking to the larger woodland network within the surrounding countryside, and through contributions to fund management of these woodlands. Significant negative effects could occur for individual locations and collectively. A new road link is proposed as part of this option which would connect Stroudwood Lane, Fair Oak through to junction 13 of the M3 in Allbrook, and this road link could add to the severing of SINC and ancient woodland habitat. Further information would be required about design and layout of potential development at these locations.

5.82 A minor negative effect, albeit uncertain with the current information available, is noted for each location with regard to effects on protected species. The protected species likely present in locations which comprise this option include: otters, water voles, dormice, great crested newts, Bechstein's bats, woodland and wetland birds, badger, reptiles. Development at these locations, plus the proposed east-west road link, could collectively result in significant negative effects due to the potential severance of dispersal corridors used by protected species; this is particularly noted for the following:

²⁶ HRA Screening Criteria: Sites which fall within 200m of an SAC/SPA/Ramsar or within 25m of a watercourse which ultimately drains into the River Itchen or River Hamble will require an HRA Screening Assessment to be undertaken by the Council.

- Otters: Due to the proximity of these locations to the River Itchen and the connections to the SAC via the waterways, otters may use these locations. Retaining connecting waterways and hedgerows and buffering waterways could reduce negative effects.
- Great crested newts: It is possible that great crested newts could be present in these locations. The Council is commissioning a strategic survey to identify where great crested newts are present and the size of breeding populations; aquatic and terrestrial habitat that has potential to be colonised. Where habitats and routes are identified, sensitive design and layout of development to preserve these links can minimise negative effects.
- Bechstein's bats: It is likely that Bechstein's bats utilise Stoke Park Woods. A strategic survey is likely to be required to identify where these populations are located in key woodlands in the borough.

SA11: Enhance the Borough's multifunctional green infrastructure networks

- 5.83 A mix of both potential minor positive effects and potential minor negative effects has been identified with regard to green infrastructure provision. A number of TPO trees are present at Strategic Locations in Allbrook and North and east of Fair Oak. However these occupy a small portion of these locations so it is likely that design and layout of development could accommodate them. Minor positives are noted for connections to public rights of way for Allbrook and North of Stoke Park Woods (see above). With regard to additional green infrastructure provision, possible minor positive effects were noted for Allbrook and minor negative effects were noted for North of Stoke Park Woods and North and east of Fair Oak however these are uncertain prior to obtaining further information on the impacts of the proposed east-west road link which could result in fragmentation of the GI network across these locations, and how GI provision would be incorporated into the design and layout of development at these locations (see above).

SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities

- 5.84 The Strategic Options which comprise Option B are generally likely to have significant negative effects, particularly arising from impacts on the character of the landscape in these areas. These locations have a strong rural character with generally a clear physical separation from nearby settlements. Development is likely to result in significant urbanisation of these locations individually and collectively in the wider area. Development north and east of Fair Oak would represent a significant growth of Fair Oak, both in terms of land take and population size which would significantly change the existing character of the village. The proposed east-west connecting road north of Bishopstoke and Fair Oak, which is part of this wider Strategic Spatial Option, is likely to have a significant effect on the landscape and visual character of the area, enclosing wooded countryside on the northern side.
- 5.85 The Strategic Location at Allbrook is likely to result in significant negative effects due to potential coalescence between the settlements of Boyatt Wood and Allbrook/Otterbourne Hill. The Strategic Location north of Stoke Park Woods is not well related to the Bishopstoke settlement due to the intervening barrier of Stoke Park Woods and topography and this Strategic Location is also poorly related to Fair Oak for similar reasons. This location is also recognised for negative effects which are likely to occur as a result of the introduction of development into an elevated landscape. This is therefore likely to result in a marked physical and visual erosion of the countryside between Bishopstoke and Colden Common. Collectively, development north of Stoke Park Woods and north and east of Fair Oak would further intensify sporadic development, particularly between Fair Oak and Crowdhill. It would contribute to the erosion of the physical and visual gap between Fair Oak and Crowdhill, and Fishers Pond and Colden Common. Therefore, there is likely to be significant negative effects with regard to separation of settlements and locally important views.

SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance

- 5.86 Potential minor negative effects are noted for each of the Strategic Locations which comprise Option B. The locations contain or are adjacent to two Grade II listed buildings, two locally listed

buildings, and four archaeological locations. Retaining the setting of listed buildings such as the buildings of Crowdhill Farmhouse and the wooded setting of Lincolns Farmhouse would minimise negative effects. Part of the north of Stoke Park Woods Strategic Location is within the Stoke Woods Deer Park Historic Park and Garden. Further information would be required with regard to the sensitivity of design and landscaping.

Summary

Potentially significant positive sustainability effects of this option:

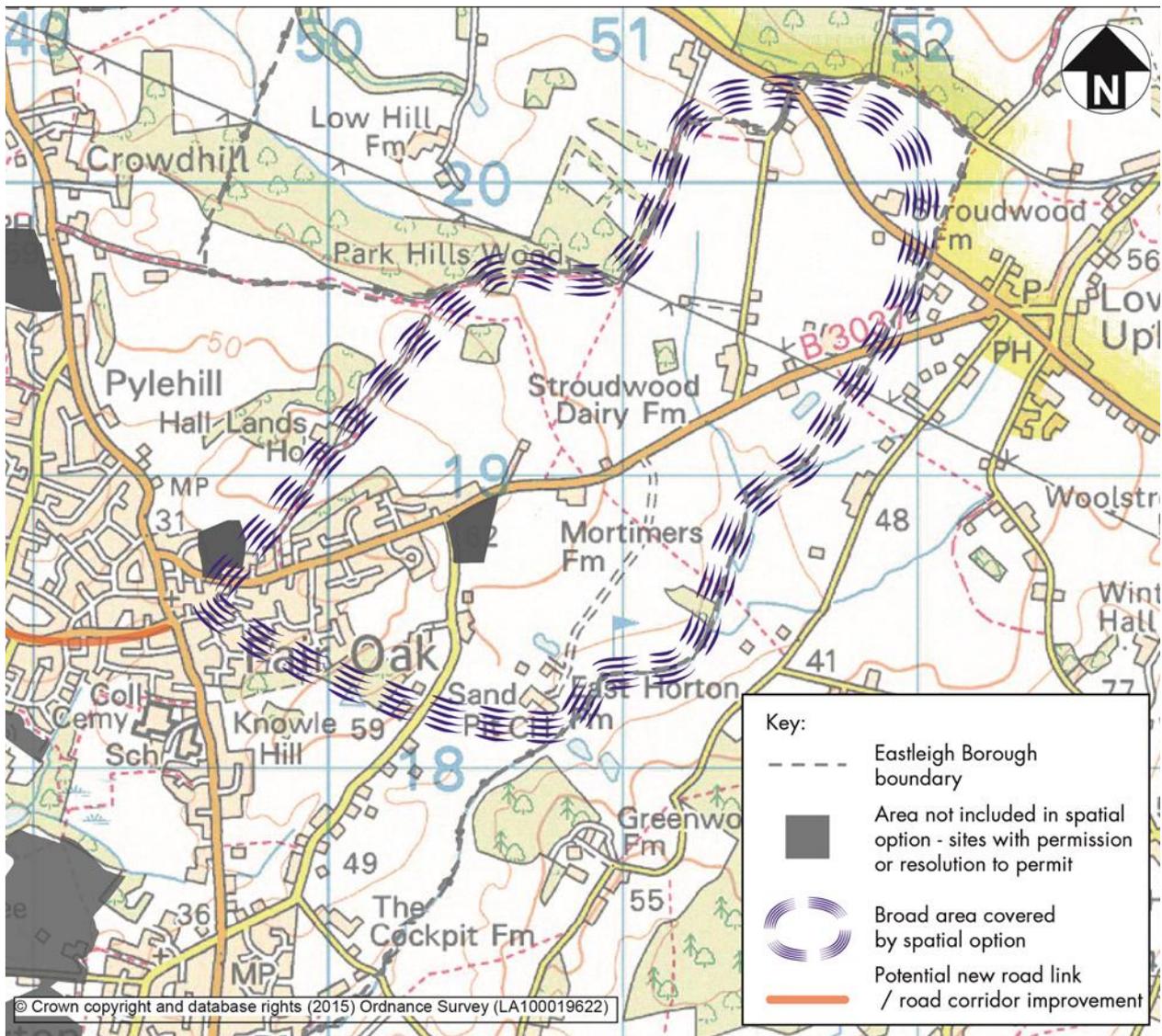
- Provision of significant new community facilities, including new primary schools, a secondary school, a new local centre and new open space as part of this option, is likely to result in significant positive effects with regard to **SA2: Safeguard and improve community health, safety and wellbeing** and also **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice** through provision of locally accessible facilities and services.

Potentially significant negative sustainability effects of this option:

- The cumulative effect of development at these locations is likely to result in significant negative effects with regard to **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice**, **SA6: Reduce air, soil, water, light and noise pollution** and **SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range**. Development at these locations is likely to increase traffic which may increase congestion and impact air quality on local roads, the Eastleigh AQMA and the nature conservation interest of the River Itchen SAC. A new east-west road link is proposed, but the effects of this are currently uncertain.
- Potential fragmentation of ancient woodland and dispersal routes of protected species has also been identified which could result in significant negative effects with regard to **SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range**.
- Sports pitches and facilities, and allotments have not been put forward as part of this Option and could therefore result in significant negative effects relating to these specific areas within the objectives **SA2: Safeguard and improve community health, safety and wellbeing** and **SA5: Protect and conserve natural resources**. However, there is likely to be scope for this Option to contribute to sports pitches and allotments provision and consideration will need to be given to the needs arising from development, and how this can best be met.
- Development at these locations is likely to result in significant negative effects with regard to **SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities** particularly in relation to impact on the character of these areas. The cumulative effect of development north of Bishopstoke and north and east of Fair Oak are likely to reduce the physical and visual gap between settlements and negatively impact locally important views.

SA of Strategic Spatial Option C: Expansion of Fair Oak to the east and north (assessed December 2015)

Option C – Expansion of Fair Oak to the east and north



This option could involve delivery of approximately 2, 500 dwellings. This option maximises the potential for the delivery and use of the north of Bishopstoke link road and Allbrook bypass outlined in option B.

The constituent Strategic Locations of this option, for which sustainability appraisal scores are presented in the table below, propose significant residential development east of Fair Oak, north of Mortimers Lane and south of Mortimers Lane.

Table 5.5 SA scores for constituent Strategic Locations^{27,28}

	Fair Oak 2 – North east of Fair Oak – North of Mortimers Lane	Fair Oak 3 – north east of Fair Oak – South of Mortimers Lane										
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs												
1.1	+?	+?										
1.2	+?	+?										
SA2: Safeguard and improve community health, safety and wellbeing												
2.1	-	-										
2.2	--	--										
2.3	+?	+?/-										
2.4	++	++										
2.5	0	0										
SA3: Develop a dynamic and diverse economy												
3.1(a)	-	-										
3.1(b)	-	-										
3.1 (c)	+	-										
3.1 (d)	-	-										
3.1 (e)	-	-										
3.2	0	0										
3.3	-	-										
3.4	0	0										
SA4: Reduce road traffic and congestion through improved accessibility; reducing the need to travel and improving sustainable travel choice												
4.1	-	-										
4.2	-	-										
4.3	+	-										
4.4	-	-										
4.5(a)	-	-										
4.5(b)	0	0										
4.6	--	--										
4.7	+	-										

²⁷ See Figure 2.1 for explanation of symbology.

²⁸ See Table 2.2 for details of each SA objective.

	Fair Oak 2 – North east of Fair Oak – North of Mortimers Lane	Fair Oak 3 – north east of Fair Oak – South of Mortimers Lane								
4.8	++?	-								
4.9	0	-								
4.10	0	0								
4.11	-	-								
SA5: Protect and conserve natural resources										
5.1	-?	-?								
5.2	-	0								
5.3	-	-								
5.4	+?	+?								
SA6: Reduce air, soil, water, light and noise pollution										
6.1	-?	-?								
6.2	-?	-?								
SA7: Plan for the anticipated levels of climate change										
7.1	-?	-?								
7.2	--?	--?								
7.3	0	0								
SA8: Minimise Eastleigh Borough's contribution to climate change										
SA9: Reduce waste generation and disposal										
SA10: Protect, enhance and manage biodiversity and geodiversity										
10.1	--?	--?								
10.2	0	0								
10.3	0	0								
10.4	-?	-?								
10.5	-?	-?								
10.6	-?	-?								
10.7	-?	-?								
10.8	-?	-?								
SA11: Enhance the Borough's multifunctional green infrastructure networks										
11.1	-?	0								
11.2	0	0								
11.3	-?	-?								

	Fair Oak 2 – North east of Fair Oak – North of Mortimers Lane	Fair Oak 3 – north east of Fair Oak – South of Mortimers Lane								
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape										
12.1	-	-								
12.2	-?	-?								
12.3	--?	--?								
12.4	-?	-?								
SA13: Protect and enhance and manage archaeological, historical and cultural heritage										
13.1	-?	-?								

5.87 The table above provides a summary of the potential sustainability effects of the separate Strategic Location proposals that have been brought together to formulate Strategic Spatial Option C. The following paragraphs discuss key issues which relate to the principle of development in these Strategic Locations, as well as highlighting the likely cumulative effects of bringing forward these Strategic Locations together.

SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs

5.88 The Strategic Locations that comprise Option C are likely to have generally minor positive effects in relation to the delivery of affordable and other specialist housing. This is because at this stage no barriers to the delivery of the typical proportion of affordable housing (35%) or for other specialist housing have been identified. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.

SA2: Safeguard and improve community health, safety and wellbeing

5.89 The Strategic Locations which comprise this Option are noted as having a mix of potentially positive and negative effects with regard to facilities to support community health:

- These Strategic Locations are not well related to the existing settlement of Fair Oak village and therefore negative effects are noted for proximity to existing community facilities; minor negative effects for access to existing community meeting places such as libraries and community halls, and significant negative effects with regard to proximity to GP healthcare provision. It is noted that site promoters have put forward these locations for development in combination with the locations set out in Strategic Spatial Option B. New facilities, including a new local centre are proposed as part of Option B, and it is possible that these could also serve the locations in Option C. Work will need to be undertaken, in conjunction with health care providers, to determine the health care needs arising from these potential developments and to identify how these needs might best be met e.g. by development of new facilities or contributions to existing facilities.
- Both locations could be suitable for provision of sports pitches and facilities which could result in a minor positive effect for individual locations and potentially a significant positive effect cumulatively. However, the site promoters of these locations have not indicated if such provision will be incorporated. Whilst failure to make new provision would only have a minor negative effect for individual locations, collectively this could result in a significant negative impact due to lack of provision in the area and strain on existing sporting pitches and facilities. It is noted that development South of Mortimers Lane would result in the loss of

East Horton Golf Course. Whilst not generally assessed as part of the Council's Open Space, Sport and Recreation study, it is recognised that golf courses are a sporting facility asset and significant negative effects could also occur through the loss of this facility. The full implications of this would need to be investigated further if this option were to be progressed.

- The site promoters have indicated that new open space would be provided as part of development in these locations and thus a significant positive effect is likely.

SA3: Develop a dynamic and diverse economy

- 5.90 The Strategic Locations comprising Strategic Spatial Option B are likely to have generally minor negative effects. Both locations are not well related to existing settlements and are generally some distance from existing employment and sustainable travel options. Employment has not been proposed as part of development at these locations by their site promoters. The proximity to the nearest local and town centres is such that development at these locations would offer only limited support to existing commercial/shopping facilities. Development at these locations has limited support for meeting this sustainability objective. Consideration will need to be given to provision of shopping facilities and accessible public transport to key centres of employment.

SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice

- 5.91 The Strategic Locations comprising this option are identified as likely to have generally minor negative effects. This is primarily due to the poor relationship of these locations to existing facilities and services. The limited accessibility to sustainable travel options, employment centres shows and shopping facilities indicate generally minor negative effects. Lack of proximity to GP healthcare facilities indicates significant negative effects. Site promoters have proposed provision of relatively few new facilities and services for the scale of development proposed and in light of the limited accessibility of the existing facilities. This could result in new development being car reliant and increasing traffic and congestion in the area. However, it is noted that site promoters have indicated that a new primary school could be provided with development at the North of Mortimers Lane location, with the potential for a significant positive effect. In addition, site promoters have put forward these locations in combination with the locations set out in Strategic Spatial Option B where significant new facilities including a new secondary school and local centre are proposed. It is possible that the new facilities of Option B could serve development in Option C. Further consideration would need to be given to the needs for services and facilities arising from development at this location, and options for how these needs could best be met.
- 5.92 Geographical barriers from the strategic locations to facilities and other destination, in particular by sustainable transport methods and Fair Oak village, are noted resulting in likely minor negative effects. While footpaths are noted, these are part of a fragmented network and are poorly lit and/or surfaced. The locations are also some distance from cycle routes identified as part of the Eastleigh Borough Cycle Network. Opportunities to improve connections could go some way to reduce the likely negative effects identified.
- 5.93 A high level assessment of the potential transport implications of this option has been carried out through the Transport Background Paper which is part of the evidence base of the emerging Eastleigh Borough Local Plan²⁹. As set out in the assessment of this option in the Transport Background Paper, development of this option this could result in an additional 1,250 vehicle movements in the AM peak and 1,400 vehicle movements in the PM peak. A number of issues are likely to occur due to the quantum of development proposed, spread of development across this area, the lack of public transport options in this area, and the lack of connectivity and the long distance of travel for pedestrians and cyclists to the main amenity and employment area of Eastleigh town centre. Whilst smaller localised residential roads will obviously be affected to some degree by adjacent development, it is anticipated that the key transport issues for development in the surrounding highway network close to this location could be:

²⁹ T1 Transport Background Paper [link to the new evidence base webpage be inserted]

- The capacity of the existing road network to accommodate the additional traffic on the Bishopstoke Road corridor from Fair Oak to Eastleigh town centre; northwards through Twyford village towards Winchester (in particular the 'Fishers Pond' junction); southwards through Horton Heath towards Hedge End;
- additional traffic heading south via Knowle Lane towards Horton Heath, West End and Hedge End to junction 7 of the M27 as an alternative to a northbound trip through Bishopstoke Road corridor;
- additional traffic along Winchester Road heading north to Winchester and south towards Horton Heath, West End and Hedge End to junction 7 of the M27;
- the impact of increased traffic on routes which are in close proximity to sensitive nature conservation areas, and in particular congestion on Bishopstoke Road where it crosses the River Itchen; and
- the potential impact upon the Eastleigh AQMA.

5.94 Given the quantum of additional vehicle trips generated, impacts are likely to be severe unless suitable new transport infrastructure for all modes of travel is provided. This may be through links into existing routes provided as part of development in regard to pedestrians and cyclists; financial contribution to bus services; or additional highway infrastructure likely to be through junction upgrades and potentially new highway links to the north of Bishopstoke. These would need to be provided early on in development.

5.95 As noted above, site promoters have put forward these locations for development in combination with the locations set out in Strategic Spatial Option B. As part of the wider grouping of locations (Option B plus Option C), a new east-west road link north of Bishopstoke is proposed which would connect Fair Oak to Allbrook and junction 12 of the M3. This new road link could provide an alternative route to the motorway junction and towards Eastleigh town centre rather than via Bishopstoke Road. The transport implications of this road link proposal are being assessed in the Eastleigh Borough Strategic Transport Study.

SA5: Protect and conserve natural resources

5.96 The Strategic Locations which form Option C, generally indicate the potential for minor negative effects with regard to Natural Resources:

- In the western part of both locations there are areas identified for likely presence of construction sand mineral deposits. In addition, brick clay has been identified as being likely in the east of the Strategic Location North of Mortimers Lane. A minor negative effect could occur through the sterilisation of these resources by development without prior extraction. There could be scope for some degree of prior extraction of these minerals and exploratory work would likely be required in order to investigate the mineral resource and the potential for its extraction. The western edge of the Strategic Location South of Mortimers Lane is within the consultation area for an existing waste processing facility at Knowle Lane. The effects of development on the activity of this facility and vice versa will need to be considered.
- The majority of land included within these Strategic Locations consists of Grade 4 (poor) agricultural land which would generally result in likely negligible effects. However a small area (approximately 1ha) of land to the north-east consists of Grade 3 (good to moderate) land.

5.97 The exception to this is with regard to provision of allotments/community farm. Both locations have the scope for provision of such facilities. Suitable provision in each of these Strategic Locations could cumulatively result in a significant positive effect. Site promoters have not yet indicated if any provision of allotments or a community farm would form part of development at these locations. Whilst failure to make new provision would only have a minor negative effect for

individual locations, collectively this could result in a significant negative impact due to lack of provision in the area and place strain on existing facilities.

SA6: Reduce air, soil, water, light and noise pollution

- 5.98 The Strategic Locations which comprise Option C have generally been identified as having potentially minor negative effects with regard to pollution considerations, however this is currently uncertain and further information is required. These potential negative effects are due to impacts arising from the activities of the existing waste processing facility at Knowle Lane which could give rise to noise impacts at night and to air pollution/odour. There could also be potential impacts arising from pollution from increased traffic generated by development at these locations which could adversely affect local air quality, the Eastleigh Air Quality Management Area (AQMA) and the nature conservation interest of the River Itchen SAC. Further work would be required about the transport and associated air quality impacts arising from development at these locations.

SA7: Plan for the anticipated levels of climate change

- 5.99 The Strategic Locations which comprise this option are likely to have generally negative effects with regard to climate change adaptation. The potential for minor negative effects is noted with regard to provision of additional green infrastructure. Although new open space is proposed as part of development by the site promoters, the locations already have GI benefits through their existing functions as greenfield land, footpaths including their settings and as land part of East Horton Golf Course. Further information is required on how the design and layout of these locations could incorporate green infrastructure improvements or mitigation.
- 5.100 There are some areas of land within each of the Strategic Locations which are identified as being at risk of flooding. Some of this land includes areas in Flood Zone 3 (high probability of flooding or functional floodplain) or at 'intermediate' risk of surface water flooding; therefore, potentially significant negative effects could occur. It is noted however, that these areas which are at risk of flooding, especially at the highest risk of flooding, are small areas which generally do not cover large tracts of land at these locations. Consideration of design and layout would be required to ensure negative effects do not occur.

SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range

- 5.101 The Strategic Locations, which comprise Option C, have generally minor potential negative effects with regard to biodiversity and geodiversity, although this is noted as being uncertain prior to obtaining further information on design and layout of potential development at these locations. The exception to this is with regard to potential impacts on European nature conservation designations. Both Strategic Locations are within the scope of the Habitats Regulations Assessment Screening Criteria³⁰ and will require further work to determine if a likely significant effect could occur. The HRA of the Strategic Spatial Options notes the following with regard to Option C:
- The land east of Fair Oak is over 6km from the Solent European sites although one parcel contains the River Hamble and associated tributaries including headwaters. There are small watercourses traversing these areas, which are likely to drain into River Itchen SAC thus presenting a water quality pathway to the Solent European sites, albeit a long way downstream. A suitable buffer will need to be incorporated either side of any watercourse, in addition to features to ensure no net increase in greenfield runoff and measures
 - These locations are approximately 3km from the River Itchen SAC. As noted above, there are small watercourses traversing these areas, which are likely to drain into the River Itchen SAC thus presenting a water quality pathway. Continuing to enable otter passage along these watercourses from the River Itchen SAC will be an important consideration. A suitable buffer will need to be incorporated either side of any watercourse, in addition to swales to

³⁰ HRA Screening Criteria: Sites which fall within 200m of an SAC/SPA/Ramsar or within 25m of a watercourse which ultimately drains into the River Itchen or River Hamble will require an HRA Screening Assessment to be undertaken by the Council.

ensure no net increase in greenfield runoff and measures to protect the water quality of those streams. Flows within these tributaries will also require protection to ensure no change in water supply to the River Itchen.

- The potential new link road from Fair Oak to Junction 12 of the M3 would require a new crossing of the River Itchen. It will be necessary to undertake detailed transport modelling calculations to assess the potential air quality impact of this option. It will also be necessary that there is no loss of riparian habitat, that the River Itchen remains passable for otter and that any construction works adjacent to the River
- Itchen do not result in aquatic pollution or (via piling) any adverse noise impacts on migratory fish such as Atlantic salmon.

5.102 Although likely minor negative effects have been noted for SINC, ancient woodland, protected species and the biodiversity network, cumulatively these could result in significant negative effects to biodiversity and geodiversity. There are three Sites of Interest for Nature Conservation (SINC) within this option that could be impacted by the development, both designated for their ancient woodland. At present these sites are connected by a relatively complete hedgerow network and there is a danger that these woodland blocks could become isolated from the wider network. Protected species are likely to be present at these locations and include otter, water vole, great crested newts and reptiles. Connectivity between SINC and movement corridors for protected species are particularly important and there is risk that development of this Option could sever these. Undesignated habitats at these locations are also important to protect and link valuable habitats, safeguard natural hydrological processes, and provide broad dispersal corridors for protected species and connections between woodlands within this location and the wider biodiversity network. To minimise negative effects connections between woodlands and movement corridors for species should be retained and buffered. Further information would be required about design and layout of potential development at these locations.

SA11: Enhance the Borough's multifunctional green infrastructure networks

5.103 The potential for minor negative effects has been identified with regard to green infrastructure provision. A number of TPO trees are present within the strategic location North of Mortimers Lane, however these occupy a small portion of the location and it is likely that design and layout of development could accommodate them. Potential minor negative effects are also noted with regard to provision of new green infrastructure due to the possible loss of the GI assets already present at these locations; however this is uncertain prior to obtaining further information on how GI provision would be incorporated into the design and layout of development at these locations (see above).

SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities

5.104 The Strategic Options which comprise Option C, when considered individually, are likely to have generally minor negative effects with regard to landscape and townscape. This primarily relates to the erosion of the countryside separating neighbouring settlements and possible harm to views from the South Downs National Park, although some of these effects are uncertain prior to obtaining further information on design and layout. The exception to this is in relation to the impact on the character of the landscape and townscape and impacts on local views for which significant negative effects have been identified, the latter particularly relating to the Strategic Location North of Mortimers Lane. Development at locations North of Mortimers Lane and South of Mortimers Lane, individually and collectively, would have significant negative effects on the character of the area. For North of Mortimers Lane this particularly relates to its historic rural character, and for South of Mortimers Lane, this particularly relates to the open character due to the golf courses. The location North of Mortimers Lane has a distinctive and historic field enclosure pattern and includes elevated land to the west which is a key part of the character of this location. In addition to the clear difference in character between the Fair Oak village area and these locations, the topography significantly drops from west to east and thus creates a physical barrier to the relationship of the Strategic Locations with Fair Oak village. Development at these locations would be, in effect, a new settlement.

5.105 Collectively, development at these locations could result in significant negative effects to the character of this historic and rural landscape. Furthermore, these two locations collectively would contribute to the physical and visual erosion of the countryside separating the settlements of Fair Oak and Lower Upham.

SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance

5.106 Potential minor negative effects are noted for each of the strategic locations which comprise Option C. The strategic location North of Mortimers Lane includes Little Dower House, a locally listed building, as is Stroudwood Farmhouse and Mortimer's Farm (including house, barn and granary). It is also noted that both strategic locations include land which is within the Fair Oak Historic Park and Garden. Further information would be required with regard to the sensitivity of design and landscaping.

Summary

Potentially significant positive sustainability effects of this option:

- A new primary school is proposed which is likely to result in significant positive effects with regard to this specific element of **SA2: Safeguard and improve community health, safety and wellbeing** and **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice** these locations could be suitable for further provision of community facilities. Promoters of land in this area have indicated that it would be developed in combination with land in Option B. This proposes significant new facilities which could help to serve development in this area too.

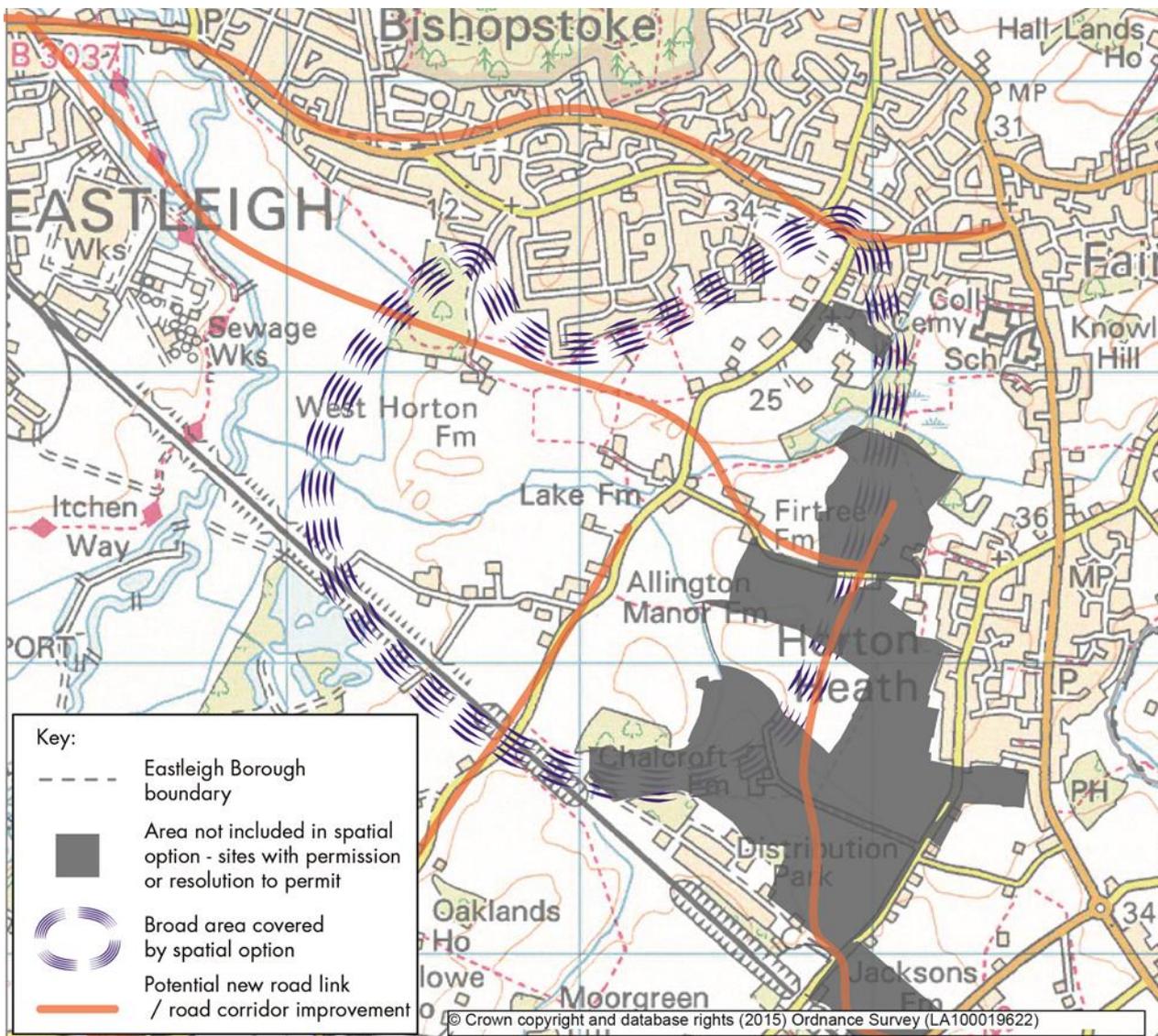
Potentially significant negative sustainability effects:

- The cumulative effect of development at these locations is likely to result in significant negative effects with regard to **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice**, **SA6: Reduce air, soil, water, light and noise pollution** and **SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range**. Development at these locations is likely to increase traffic which may increase congestion and impact air quality on local roads, the Eastleigh AQMA and the nature conservation interest of the River Itchen SAC. Development in this area, in combination with Option B, could contribute to delivery of a new road link which has the potential to reduce congestion on Bishopstoke Road by offering an alternative route to access the M3 and Eastleigh town centre, but the effects of this are currently uncertain.
- Potential fragmentation of ancient woodland and dispersal routes of protected species has also been identified which could result in significant negative effects with regard to **SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range**.
- Sports pitches and facilities, and allotments have not been put forward as part of this Option and development of the Strategic Location South of Mortimers Lane is likely to result in the loss of the golf course facility. Therefore, this could result in significant negative effects relating to these specific areas within the objectives **SA2: Safeguard and improve community health, safety and wellbeing** and **SA5: Protect and conserve natural resources**. However, there is likely to be scope for this Option to contribute to sports pitches and allotments provision and consideration will need to be given to the needs arising from development, and how this can best be met.
- Development at these locations is likely to result in significant negative effects with regard to **SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities** particularly with regard the topography of this area which acts as a physical barrier

to the relationship of these locations with Fair Oak village, the distinctive and historic field pattern north of Mortimers Lane, the cumulative effects of development and the separation of settlements, and any potential impacts upon the nearby South Downs National Park.

SA of Strategic Spatial Option D: Expansion of Bishopstoke to the south and Horton Heath to the west (assessed December 2015)

Option D – Expansion of Bishopstoke to the south and Horton Heath to the west



This option could involve delivery of approximately 2,300 dwellings. This option proposes significant residential development south of Bishopstoke, extending along both sides of Allington Lane south towards the railway line and immediately to the west of a significant proposed urban extension to Horton Heath which is subject to a resolution to permit planning permission. Development at Horton Heath is to include new employment facilities, a new primary and secondary school and a new local centre. This option includes a new link road to connect development at Horton Heath to Eastleigh town centre via development proposed as part of this option.

Table 5.6 SA scores for constituent Strategic Locations^{31,32}

	Bishopstoke 2 – south of Bishopstoke	Fair Oak 4 – Fir Tree Farm, east of Allington Lane	West End 1 – Allington Lane							
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs										
1.1	+?	+?	+?							
1.2	+?	+?	+?							
SA2: Safeguard and improve community health, safety and wellbeing										
2.1	+	0	-							
2.2	++	+	--							
2.3	+?	+?	+?							
2.4	++?	++	++							
2.5	+	0	0							
SA3: Develop a dynamic and diverse economy										
3.1(a)	-	-	-							
3.1(b)	-	-	-							
3.1 (c)	++	+	-							
3.1 (d)	-	-	-							
3.1 (e)	-	-	-							
3.2	0	0	0							
3.3	-?	-	-							
3.4	0	0	0							
SA4: Reduce road traffic and congestion through improved accessibility; reducing the need to travel and improving sustainable travel choice										
4.1	-	-	-							
4.2	-	-	-							
4.3	++	+	-							
4.4	-	-	-							
4.5(a)	-	-	-							
4.5(b)	0	0	0							
4.6	++	+	--							
4.7	+	-	-							

³¹ See Figure 2.1 for explanation of symbology.

³² See Table 2.2 for details of each SA objective.

	Bishopstoke 2 – south of Bishopstoke	Fair Oak 4 – Fir Tree Farm, east of Allington Lane	West End 1 – Allington Lane							
4.8	++?	0	-							
4.9	++?	+	0							
4.10	+	0	0							
4.11	+?	-	-							
SA5: Protect and conserve natural resources										
5.1	-?	-?	-?							
5.2	0	0	-							
5.3	+/-	+/-	+/-							
5.4	+?	+?	+?							
SA6: Reduce air, soil, water, light and noise pollution										
6.1	0	0	-?							
6.2	--?	--?	--?							
SA7: Plan for the anticipated levels of climate change										
7.1	+?	+?	+?							
7.2	--?	--?	--?							
7.3	0	0	0							
SA8: Minimise Eastleigh Borough's contribution to climate change										
SA9: Reduce waste generation and disposal										
SA10: Protect, enhance and manage biodiversity and geodiversity										
10.1	--?	--?	--?							
10.2	0	0	--?							
10.3	0	0	0							
10.4	-?	-?	-?							
10.5	-?	-?	-?							
10.6	-?	-?	-?							
10.7	-?	-?	-?							
10.8	-?	0	-?							
SA11: Enhance the Borough's multifunctional green infrastructure networks										
11.1	-?	0	0							
11.2	+	0?	0							
11.3	+?	+?	+?							
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape										

	Bishopstoke 2 – south of Bishopstoke	Fair Oak 4 – Fir Tree Farm, east of Allington Lane	West End 1 – Allington Lane							
12.1	-	-?	-							
12.2	0	0	0							
12.3	-	-	-							
12.4	-?	-	-?							
SA13: Protect and enhance and manage archaeological, historical and cultural heritage										
13.1	-?	-?	-?							

5.107 The table provides a summary of the potential sustainability effects of the separate Strategic Location proposals that have been brought together to formulate Strategic Spatial Option D. The following paragraphs discuss key issues which relate to the principle of development in these Strategic Locations, as well as highlighting the likely cumulative effects of bringing forward these Strategic Locations together.

SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs

5.108 The Strategic Locations that comprise Option D are likely to have generally minor positive effects in relation to the delivery of affordable and other specialist housing. This is because at this stage no barriers to the delivery of the typical proportion of affordable housing (35%) or for other specialist housing have been identified. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.

SA2: Safeguard and improve community health, safety and wellbeing

5.109 The Strategic Locations which comprise this Option are noted as having generally likely positive effects with regard to facilities to support community health:

- Locations nearer the settlement of Bishopstoke tend to be in closer proximity to existing facilities and services. The strategic location South of Bishopstoke which adjoins the urban edge of Bishopstoke is noted for its minor positive effects in terms of proximity to community meeting places such as libraries and parish halls, and significant positive effects for proximity to GP health facilities, in this case Stoke Wood Surgery. However it is noted that there are known capacity issues at Stoke Wood Surgery. Conversely, Strategic Location West End 1 - Allington Lane is likely to have significant negative effects with regard to access to GP facilities. Cumulatively, development in these locations could result in significant negative effects with regard to access to GP health care, however this is currently uncertain. Work will need to be undertaken, in conjunction with health care providers, to determine the health care needs arising from these potential developments and to identify how these needs might best be met e.g. by development of new facilities or financial contributions to enhance existing facilities.
- New open space is proposed by site promoters as part of development at each Strategic Location. Therefore a potential significant positive effect is noted.
- These locations could be suitable for provision of sports pitches and facilities which could result in a minor positive effect for individual locations and potentially a significant positive effect cumulatively. However, the site promoters of these locations have not indicated if such provision will be incorporated. Whilst failure to make new provision would only have a minor

negative effect for individual locations, collectively this could result in a significant negative impact due to lack of provision in the area and place strain on existing sporting pitches and facilities.

SA3: Develop a dynamic and diverse economy

- 5.110 The Strategic Locations comprising Spatial Option D are likely to have generally minor negative effects. This is primarily due to the distance of these locations from existing employment and sustainable travel options. The exception to this is the Strategic Location South of Bishopstoke, where the north east and north west of the location is close to a frequent bus route and therefore significant positive effects are likely.
- 5.111 All three Strategic Locations are potentially suitable for employment uses, and indeed all three currently contain small scale employment uses, primarily along Allington Lane. Site promoters have generally not specifically indicated if employment land would be retained, and no new employment land is being proposed by site promoters, therefore a net loss of employment facilities across these locations is considered likely. Although not including provision of employment land would result in negligible effects for each of the Strategic Locations, cumulatively negative effects could occur; particularly in the context of potential loss of employment land across these locations.
- 5.112 Development at these locations is outside existing local centres and therefore no direct changes to these uses would occur. The proximity of the location South of Bishopstoke to Whalesmead local centre, and the Strategic Locations Fir Tree Farm and Allington Lane (eastern areas) to the new local centre proposed to accompany development with resolution to permit west of Horton Heath could support commercial and shopping activities, although the effects are uncertain at this stage. Consideration will need to be given to provision of shopping facilities, potential employment opportunities, and accessible public transport to existing centres of employment.

SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice

- 5.113 Two of the three Strategic Locations comprising this option, Fir Tree Farm and Allington Lane, are identified as likely to have generally minor negative effects. This is primarily due to the poor relationship of these locations to existing facilities and services. The accessibility to sustainable travel options, employment centres shows and shopping facilities indicate generally minor negative effects. In addition to these locations generally being within poor proximity to existing facilities, limited new facilities are currently being proposed by site promoters; although it is noted that the eastern areas of locations which comprise this option are adjacent to development proposed west of Horton Heath which includes new schools and a local centre, which currently has a resolution to permit. Conversely, the Strategic Location South of Bishopstoke has generally positive effects in relation to this SA objective because of its closer proximity to services, facilities and a frequent bus route.
- 5.114 A high level assessment of the potential transport implications of this option was carried out through the Transport Background Paper, which was part of the evidence base of the emerging Eastleigh Borough Local Plan³³. As set out in the assessment of this option in the Transport Background Paper, development of this option could result in an additional 1,150 vehicle movements in the AM peak and 1,300 vehicle movements in the PM peak. A number of issues are likely to occur due to the quantum of development being proposed, spread of development across the area, the lack of public transport options in this area, and the lack of connectivity and the long distance of travel for pedestrians and cyclists to the main amenity and employment area of Eastleigh town centre. Whilst smaller localised residential roads will obviously be affected to some degree by adjacent development, it is anticipated that the key transport issues for development in the surrounding highway network close to this location could be:

³³ T1 Transport Background Paper, Eastleigh Borough Council, December 2015

- The capacity of the existing road network to accommodate the additional traffic on the Bishopstoke Road corridor from Fair Oak to Eastleigh town centre; northwards through Twyford village towards Winchester (in particular the 'Fishers Pond' junction); and southwards through Horton Heath towards Hedge End.);
- the impact of increased traffic on routes which are in close proximity to sensitive nature conservation areas, and in particular congestion on Bishopstoke Road where it crosses the River Itchen;
- the potential impact upon the Eastleigh AQMA.

5.115 Given the quantum of additional vehicle trips potentially generated, impacts are likely to be severe unless suitable new transport infrastructure for all modes of travel is provided. This could include additional links to existing pedestrian or cycle routes as part of new development; financial contribution to bus services; or additional highway infrastructure (likely to be junction upgrade and potentially new highway links to the north of Bishopstoke). These will need to be provided early on in development. A new road link is proposed to connect development at Horton Heath to Eastleigh town centre via development proposed as part of this option, which could offer alternative access to Eastleigh town and could reduce additional transport pressures on Bishopstoke Road. The transport implications of this proposed road link are currently uncertain and further, more detailed transport assessment work is required.

SA5: Protect and conserve natural resources

5.116 The Strategic Locations which form Option D generally indicate the potential for a mixture of minor positive and minor negative effects with regard to natural resources. Small areas in these locations are identified for their potential minerals resource (see location assessments). A minor negative effect could occur through the sterilisation of these resources by development without prior extraction. There could be scope for some degree of prior extraction of these minerals and exploratory work would likely be required in order to investigate the mineral resource and the potential for its extraction.

5.117 Each of the three Strategic Locations has the scope for the provision of allotments/community farm as part of development. Suitable provision in each of these Strategic Locations could cumulatively result in a significant positive effect. Site promoters have not yet indicated if any provision of allotments or a community farm would form part of development at these locations. Whilst failure to make new provision would only have a minor negative effect for individual locations, collectively this could result in a significant negative impact due to lack of provision across the borough and place strain on existing facilities.

SA6: Reduce air, soil, water, light and noise pollution

5.118 Overall, negligible effects have been noted with regard to impact of pollution on development at these Strategic Locations, with the exception of the Allington Lane location which is likely to experience noise pollution impacts from the railway line which runs along the southern edge of this location. Consideration to design and layout, plus any mitigation measures could minimise negative effects.

5.119 The Strategic Locations which comprise Option D have been identified as having potentially significant negative effects with regard to increasing pollution, individually and collectively, however the detail of these potential effects are currently uncertain and further information is required. These negative effects are due to impacts arising from increased traffic generated by development at these locations which could adversely affect local air quality, the Eastleigh Air Quality Management Area (AQMA) and the nature conservation interest of the River Itchen SAC. Further work would be required about the transport and associated air quality impacts arising from development at these locations.

SA7: Plan for the anticipated levels of climate change

- 5.120 The Strategic Locations which comprise this option are likely to have generally potential minor positive effects with regard to provision of green infrastructure; this is primarily due to new open space being proposed. The exception to this is with regard to existing open space within the south of Bishopstoke Strategic Location. The developer has not indicated if the existing open space would be retained. Further information is required on how the design and layout of these locations could incorporate green infrastructure improvements or mitigation.
- 5.121 There are some areas of land within each of the three Strategic Locations which are identified as being at risk of flooding. Some of this land includes areas in Flood Zone 3 (high probability of flooding or functional floodplain) or at 'intermediate' risk of surface water flooding; therefore, potentially significant negative effects could occur. It is noted however, that these areas which are at risk of flooding, especially at the highest risk of flooding, are small areas which generally do not cover large tracts of land at these locations. Consideration of design and layout would be required to ensure negative effects do not occur.

SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range

- 5.122 The Strategic Locations, which comprise Option D, have generally minor negative effects with regard to biodiversity and geodiversity, although this is noted as being uncertain prior to obtaining further information on design and layout of potential development at these locations. The exception to this is with regard to potential impacts on European nature conservation designations. Each of these Strategic Locations is within the scope of the Habitats Regulations Assessment Screening Criteria³⁴ and will require further work to determine if a likely significant effect could occur. The HRA of the Strategic Spatial Options notes the following with regard to Option D:
- This Option is approximately 5.3km from the Solent European sites. There are watercourses (including the Allington Stream) traversing these areas, which are likely to drain into River Itchen SAC thus presenting a water quality pathway to the Solent European sites, albeit a long way downstream. A suitable buffer will need to be incorporated either side of any watercourse, in addition to features to ensure no net increase in greenfield runoff and measures to protect the water quality of those streams. Flows within these tributaries will also require protection to ensure no change in water supply to the River Itchen (and thus the Solent Maritime SAC downstream).
 - The western extent of this area abuts River Itchen SAC, although it is understood that this is a broad location and does not imply that development will abut (or even necessarily be close to) the SAC. A buffer would need to be considered as the proposal was developed in more detail. To avoid any risk of air quality impacts this should be greater than 200m and discussion with the Council has concluded that a 400m separation would be appropriate to maintain the openness of this part of the SAC. As noted above, watercourses (including the Allington Stream) traverse these areas and are likely to drain into the River Itchen SAC and suitable buffers will need to be considered, and flows within these tributaries will need to be protected.
 - A new link road from Horton Heath to Eastleigh may require a new crossing of the River Itchen. It will be necessary to undertake detailed transport modelling calculations to assess the potential air quality impact of this option. It will also be necessary that there is no loss of riparian habitat, that the River Itchen remains passable for otter and that any construction works adjacent to the River Itchen do not result in aquatic pollution or (via piling) any adverse noise impacts on migratory fish such as Atlantic salmon.

³⁴ HRA Screening Criteria: Sites which fall within 200m of an SAC/SPA/Ramsar or within 25m of a watercourse which ultimately drains into the River Itchen or River Hamble will require an HRA Screening Assessment to be undertaken by the Council.

5.123 Although likely minor negative effects have been noted for SINC's, ancient woodland, protected species and the biodiversity network, cumulatively these could result in significant negative effects to biodiversity and geodiversity. Four SINC's are within or are adjacent to the locations which form this option, two of which are designated for, among other reasons, their ancient woodland. A number of protected species have been recorded at these locations or are anticipated to be present. These include great crested newts, water voles, otters, reptiles and breeding birds. The Council is undertaking a strategic survey of great crested newts. Bechstein's bats have been recorded in Stoke Park Woods and these locations could require survey. In order to minimise minor negative effects within locations and cumulative effects across these locations, it will be important to avoid or reduce habitat fragmentation by protecting and linking valuable habitats (e.g. ancient woodland), safeguarding natural hydrological processes and providing broad dispersal corridors for protected species. These connections between woodlands and dispersal routes for protected species should also be buffered. Further information would be required about the design and layout of potential development at these locations.

SA11: Enhance the Borough's multifunctional green infrastructure networks

5.124 Overall, development at these locations is likely to have a mixture of negligible and possible minor positive effects. The strategic location south of Bishopstoke is the exception to this, having potential minor negative effects with regard to loss of TPO trees, of which there are a small number as part of this location, and with regard to potential loss of existing open space. The Strategic Locations at Fir Tree Farm and Allington Lane have more scope for minor positive effects with regard to GI provision (see above).

SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities

5.125 The Strategic Options which comprise Option D are each likely to have generally minor negative effects with regard to landscape and townscape with specific impacts noted, for example, the setting of the wooded Quobleigh Pond and the open character of the recreational land south of Bishopstoke. Cumulatively, development at these locations is likely to result in significant negative effects. There would be significant erosion of the remaining gap between Bishopstoke and Fair Oak and between Bishopstoke, Fair Oak and Horton Heath, particularly in combination with development proposed west of Horton Heath which currently has resolution to permit. Development may also have impacts on the more prominent ridges of the landscape and on the lower more open landscape in the Itchen Valley in particular. In addition, wooded horizons are important in views across the landscape and could be compromised by new development.

SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance

5.126 Potential minor negative effects are noted for each of the strategic locations which comprise Option D. The Strategic Location south of Bishopstoke includes Grade II listed buildings at West Horton Lane, and Fair Oak Lodge, a locally listed building, is located close to this Strategic Location on the other side of Allington Lane. The Strategic Location at Fir Tree Farm includes the Grade II listed building Fir Tree Farmhouse. The south western area, adjacent to the railway line, of the Allington Lane Strategic Location is within the Allington Manor Historic Park and Garden. The eastern area of the Fair Tree Farm Strategic Location is within the Lakesmere School Historic Park and Garden. Further information would be required with regard to the sensitivity of design and landscaping.

Summary

Potentially significant positive sustainability effects of this option include:

- A new primary school is proposed which is likely to result in significant positive effects with regard to **SA2: Safeguard and improve community health, safety and wellbeing** and also **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice** through provision of locally accessible services. Whilst other

community facilities are not currently being proposed, it is noted that significant new community facilities are likely to come forward as part of development west of Horton Heath.

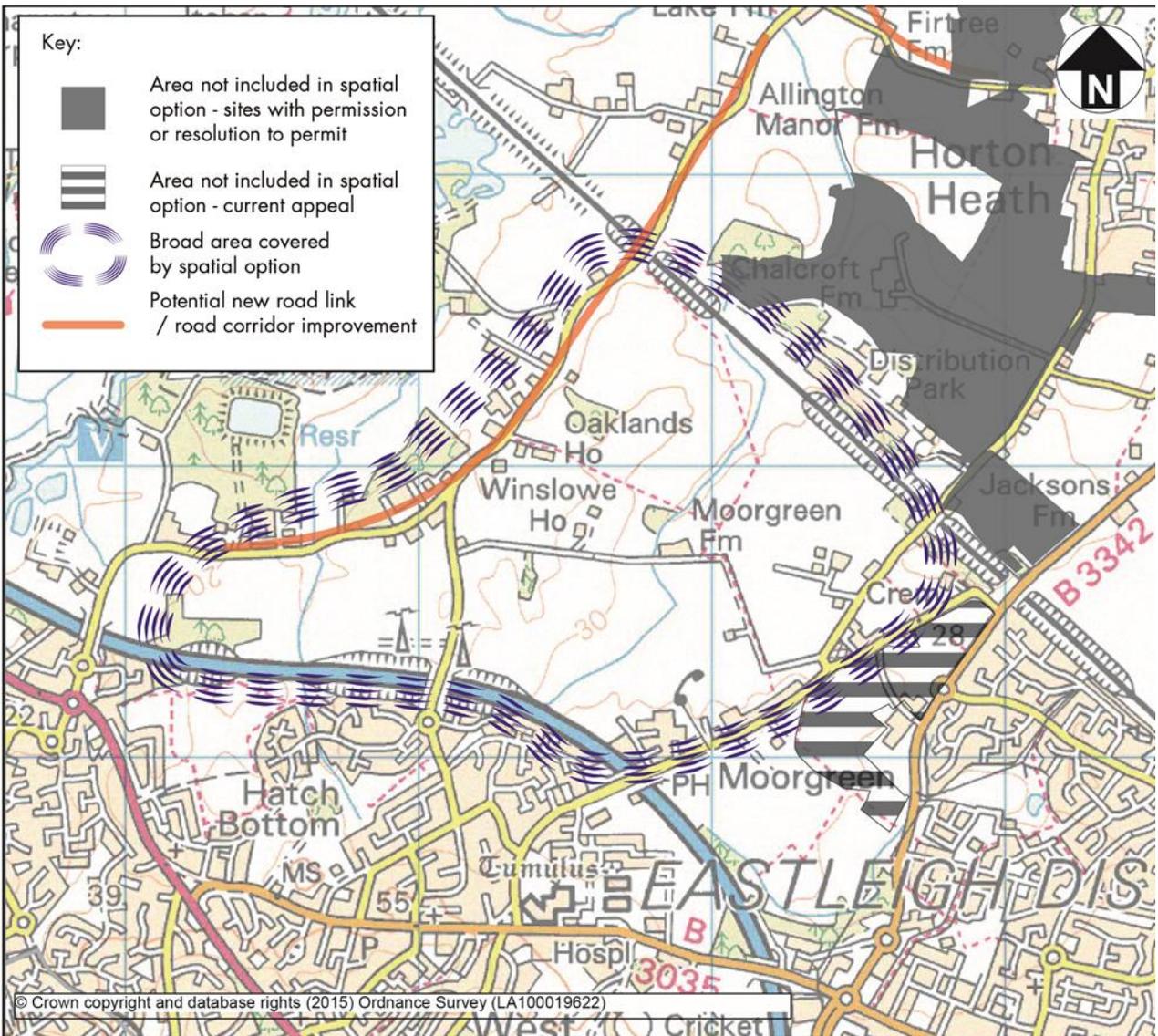
- The proposed new road link could result in significant positive effects with regard to **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice** by offering an alternative route to Bishopstoke Road to access Eastleigh town centre. Further transport assessment work is required to determine the effects of this.

Potentially significant negative sustainability effects of this option:

- The cumulative effect of development at these locations is likely to result in significant negative effects with regard to **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice, SA6: Reduce air, soil, water, light and noise pollution and SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.** Development at these locations is likely to increase traffic which may increase congestion and impact air quality on local roads, the Eastleigh AQMA and the nature conservation interest of the River Itchen SAC.
- Potential fragmentation of ancient woodland and dispersal routes of protected species (e.g. hedgerows) has also been identified which could result in significant negative effects with regard to **SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.**
- Sports pitches and facilities, and allotments have not been put forward as part of this Option and this could result in significant negative effects relating to these specific areas within the objectives **SA2: Safeguard and improve community health, safety and wellbeing** and **SA5: Protect and conserve natural resources.** However, there is likely to be scope for this Option to contribute to sports pitches and allotments provision and consideration will need to be given to the needs arising from development, and how this can best be met.
- Development at these locations is likely to result in significant negative effects with regard to **SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.** The cumulative effect of development would likely result in significant erosion of the remaining countryside and gap between Bishopstoke and Fair Oak and between Bishopstoke, Fair Oak and Horton Heath, particularly in combination with development proposed west of Horton Heath which currently has resolution to permit.

**SA of Strategic Spatial Option E: Extension to West End to the north of the M27
(assessed December 2015)**

Option E- Extension to West End to the north of the M27



This option considers the potential for significant residential development directly to the north of West End, but physically separated from the settlement by the motorway. The northern boundary of this option is defined by the railway line. To the west is Itchen Valley Country Park. This option could involve delivery of approximately 2,250 dwellings, 10,000m² of employment floorspace along with a large area of open space (possibly an extension to Itchen Valley Country Park), associated facilities including a local centre, primary school, as well as potentially a new secondary school.

Table 5.7 SA scores for constituent Strategic Locations^{35,36}

	West End 2 – North of Moorgreen Road and between Bub Lane and Burnetts Lane	West End 3 – North if West End											
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs													
1.1	+?	+?											
1.2	+?	+?											
SA2: Safeguard and improve community health, safety and wellbeing													
2.1	0	0											
2.2	+	+											
2.3	+?	+?											
2.4	0	++											
2.5	+	0											
SA3: Develop a dynamic and diverse economy													
3.1(a)	++	-											
3.1(b)	-	-											
3.1 (c)	-	-											
3.1 (d)	-	-											
3.1 (e)	-	-											
3.2	-	+											
3.3	0	0											
3.4	0	0											
SA4: Reduce road traffic and congestion through improved accessibility; reducing the need to travel and improving sustainable travel choice													
4.1	++	-											
4.2	-	-											
4.3	-	-											
4.4	-	-											
4.5(a)	-	-											
4.5(b)	0	0											
4.6	+	+											
4.7	-	0											
4.8	+	++											
4.9	0	-											
4.10	+	0											
4.11	--	--											
SA5: Protect and conserve natural resources													
5.1	0	0											
5.2	--?	--?											
5.3	-	-											
5.4	+?	+?											
SA6: Reduce air, soil, water, light and noise pollution													
6.1	-?	-?											
6.2	--?	--?											
SA7: Plan for the anticipated levels of climate change													
7.1	+?	+?											
7.2	--?	--?											
7.3	0	0											

³⁵ See Figure 2.1 for explanation of symbology.

³⁶ See Table 2.2 for details of each SA objective.

	West End 2 – North of Moorgreen Road and between Bub Lane and Burnetts Lane	West End 3 – North if West End									
SA8: Minimise Eastleigh Borough's contribution to climate change											
SA9: Reduce waste generation and disposal											
SA10: Protect, enhance and manage biodiversity and geodiversity											
10.1	--?	--?									
10.2	0	0									
10.3	0	0									
10.4	0	-?									
10.5	-?	-?									
10.6	-?	-?									
10.7	-?	-?									
10.8	0	-?									
SA11: Enhance the Borough's multifunctional green infrastructure networks											
11.1	0	-?									
11.2	+?	+?									
11.3	+?	+?									
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape											
12.1	-?	-?									
12.2	0	0									
12.3	-?	-?									
12.4	-?	-?									
SA13: Protect and enhance and manage archaeological, historical and cultural heritage											
13.1	0	-?									

5.127 The table provides a summary of the potential sustainability effects of the separate Strategic Location proposals that have been brought together to formulate Strategic Spatial Option E. The following paragraphs discuss key issues which relate to the principle of development in these Strategic Locations, as well as highlighting the likely cumulative effects of bringing forward these Strategic Locations together.

SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs

5.128 The Strategic Locations that comprise Option E are likely to have generally minor positive effects in relation to the delivery of affordable and other specialist housing. This is because at this stage no barriers to the delivery of the typical proportion of affordable housing (35%) or for other specialist housing have been identified. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.

SA2: Safeguard and improve community health, safety and wellbeing

5.129 The Strategic Locations which comprise this Option are likely to generally have minor positive effects with regard to facilities to support community health. It is noted that site promoters have indicated that a new local centre could be provided as part of this Option, which could result in significant positive effects in the provision of facilities and services which support community health.

5.130 These locations could be suitable for provision of sports pitches and facilities which could result in a minor positive effect for individual locations. However, the site promoters of these locations have not indicated if such provision will be incorporated. Whilst failure to make new provision would only have a minor negative effect for individual locations, collectively this could result in a

significant negative impact due to lack of provision in the area and place strain on existing sporting pitches and facilities.

- 5.131 Significant positive effects are noted for this Strategic Location with regard to open space provision due to the proximity of this Strategic Location to Itchen Valley Country Park. It is noted that the site promoters have indicated that significant new open space could be provided as part of development of this Option, including potential scope for an extension to Itchen Valley Country Park. Overall, this option could result in significant positive effects with regard to provision of open space.

SA3: Develop a dynamic and diverse economy

- 5.132 The Strategic Locations comprising Spatial Option E are likely to have generally minor negative effects. This is primarily due to the distance of these locations from existing employment and sustainable travel options (see SA4). The exception to this is Strategic Location West End 2 which is close to a main line train station and is therefore likely to have significant positive effects. Overall, consideration will need to be given to sustainable transport options such as bus routes if this Option were to be considered further.
- 5.133 Minor positive effects are noted for Strategic Location West End 3, north of West End which proposes 10,000m² of employment, therefore making a contribution to meeting employment floorspace needs.
- 5.134 Although this Option generally scores minor positive effects for Strategic Location West End 2 and negligible effects for Strategic Location West End 3, with regard to access to shopping facilities, it is noted that site promoters have indicated a new local centre could be included as part of development of the locations which comprise this Option; therefore the cumulative effect of this Option could result in significant positive effects with regard to access to local shopping facilities and services.

SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice

- 5.135 The Strategic Locations comprising Spatial Option D are likely to have generally minor negative effects with regard to road traffic and congestion. This is primarily due to the distance of these locations from accessible sustainable travel options and existing major employment centres. The exception to this is Strategic Location West End 2 which is close to a main line train station and is therefore likely to have significant positive effects.
- 5.136 Access to schools provision indicates a mix of effects for both Strategic Locations. Generally poor proximity to secondary schools is noted for both Strategic Locations; however a significant positive effect is noted for Strategic Location West End 3 for access to existing primary school facilities. Site promoters have indicated that new primary and secondary schools could be provided as part of development of this Option, and therefore collectively, significant positive effects could occur with regard to access to schools.
- 5.137 The M27 motorway to the south and the railway line to the north are a geographical barrier to facilities and services in West End and any new facilities which may come forward as part of development at Horton Heath. Main roads run broadly north east to south west and act as a barrier to direct east-west movements between this Option and services at Hedge End. Footpaths connect from this Option to Hedge End however poor lighting and lack of natural surveillance limit these routes for regular day-to-day use. These barriers are likely to result in significant negative effects.
- 5.138 A high level assessment of the potential transport implications of this option has been carried out through the Transport Background Paper which is part of the evidence base of the emerging Eastleigh Borough Local Plan³⁷. As set out in the assessment of this option in the Transport Background Paper, development of this option could result in an additional 1,300 vehicle trips

³⁷ T1 Transport Background Paper, Eastleigh Borough Council, December 2015

generated in the AM peak on the local highway network, with another 1,400 vehicle trips in the PM peak. Highway issues likely to be generated by this option could include:

- Increases in traffic flow heading through the West End area towards Southampton and potentially junctions 5 and 7 of the M27 via the A27, which has existing congestion issues along part of its length;
- Increases in traffic flow heading through Hedge End, in particular Tollbar Way / Charles Watts Way whilst accessing junction 7 of the M27;
- Vehicles heading directly to the south are likely to be dispersed onto the A27 via Allington Lane / Quob Lane and Moorgreen Road which may assist with reducing potential impact. However each junction is essentially at or nearing capacity at the present time, and the roads themselves may require upgrading to some degree;
- To an extent, some traffic is also likely to head northbound onto the Bishopstoke Road corridor, accessing Eastleigh for primarily employment options; and
- The need for additional and improved passenger transport options, as well as the need to link the development into existing pedestrian and cycle routes.

5.139 Overall, whilst this option restricts highway impact to some degree to a more localised area, and the Hedge End rail station is within a reasonable distance from some of the site (providing provision is given for appropriate foot / cycle links), there are still likely to be significant highway impacts as a result of this development. Hedge End and West End in particular would likely receive the majority of 'pass through' traffic and the roads anticipated to be utilised would require works to improve capacity at key junctions as a minimum. Cycle and pedestrian infrastructure would also need to be fully built out and linked into the surrounding network as appropriate. Bus service provision (and future years funding) would also be necessary to reduce the impacts.

SA5: Protect and conserve natural resources

5.140 The Strategic Locations which form Option E generally indicate a mixture of negative and positive effects. The Strategic Locations do not contain any land which is safeguarded for minerals extraction or comprise Minerals Consultation Areas.

5.141 The majority of the Strategic Locations comprise Grade 3 (Good to Moderate) agricultural land, therefore significant negative effects are likely, however the effects depend upon site specific detail such as design and layout which are ascertained at decision-making stage, therefore the effects are uncertain. As the existing land use is agricultural, the Locations are also classed as greenfield land, therefore minor negative effects are also likely.

5.142 These Strategic Locations have scope for the provision of allotments/community farm as part of the development. Suitable provision in each of these Strategic Locations could cumulatively result in a significant positive effect. Site promoters have not yet indicated if any provision of allotments or a community farm would form part of development at these locations, however if they are, then a minor positive yet uncertain effect would be likely.

SA6: Reduce air, soil, water, light and noise pollution

5.143 The Strategic Locations which comprise Option E have been identified as having a mix of minor negative and potentially significant negative effects with regard to increasing pollution. However, these potential effects are currently uncertain and further information is required.

5.144 There are no air quality management areas at Option E; however there is a railway line running to the north of the Strategic Locations and the M27 runs to the south. On this basis, a minor negative effect has been identified. Until further detail and assessment has been carried out, however, the extent to which any impact would occur in terms of air pollution is currently unknown and therefore this effect is uncertain.

5.145 Given the scale of the Strategic Locations combined, there is likely to be a significant increase in traffic flows and volumes on the local road network, including Eastleigh Town. Air pollution from a significant increase in vehicles could impact local air quality generally and also have a potential

knock on effect on nature conservation interest such as the River Itchen SAC. A new road is proposed to serve this option together with the development at nearby Strategic Locations. The effect of such a road scheme is currently uncertain, however in terms of air quality; potentially significant negative effects are likely.

SA7: Plan for the anticipated levels of climate change

- 5.146 The Strategic Locations which comprise this option are likely to have generally potential minor positive effects with regard to provision of green infrastructure, primarily due to the likely provision of new open space as part of these locations. Site promoters have indicated that development of this Option as a whole could deliver significant new areas of open space, including a possibility of an extension to the Itchen Valley Country Park. Therefore collectively significant positive effects could occur.
- 5.147 There are some areas of land within each of the Strategic Locations which are identified as being at risk of flooding. Some of this land includes areas in Flood Zone 3 (high probability of flooding or functional floodplain) or at 'intermediate' risk of surface water flooding; therefore, potentially significant negative effects could occur. It is noted however, that these areas which are at risk of flooding, especially at the highest risk of flooding, are small areas which generally do not cover large tracts of land at these locations. Consideration of design and layout would be required to ensure negative effects do not occur.

SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range

- 5.148 The Strategic Locations which comprise Option E generally have a mixture of negligible or potential minor negative effects with regard to biodiversity and geodiversity, although this is noted as being uncertain prior to obtaining further information on design and layout of potential development at these locations. The exception to this is with regard to potential impacts on European nature conservation designations. These Strategic Locations are within the scope of the Habitats Regulations Assessment Screening Criteria³⁸ and will require further work to determine if a likely significant effect could occur. The Option as a whole has been considered in the Habitats Regulations Assessment which notes the following:
- Option E is located over 4km from the Solent European sites and no direct hydrological pathway exists. However, there are small watercourses traversing the option area, which are likely to drain into River Itchen SAC thus presenting a water quality pathway to the Solent European sites, albeit a long way downstream. A suitable buffer will need to be incorporated either side of any watercourse, in addition to swales, to ensure no net increase in greenfield runoff and to protect the water quality of those streams. Flows within these tributaries will also require protection to ensure no change in water supply to the River Itchen (and thus the Solent Maritime SAC downstream).
 - It is recommended that the relevant policy considers a buffer of at least 15m on larger watercourses and a buffer of 10m on smaller brooks and flowing ditches. In terms of features to ensure no net greenfield runoff, it is understood that normal practice in Eastleigh Borough is to require naturalised SuDS with three forms of filtration and coverage of construction drainage in a Construction Environment Management Plan.
- 5.149 Although likely minor negative effects have been noted for SINC, ancient woodland, protected species and the biodiversity network, cumulatively these could result in significant negative effects to biodiversity and geodiversity. There are two Sites of Interest for Nature Conservation (SINC) within this option that could be impacted by the development. Dummers Copse SINC is designated for its ancient woodland, with Meadows adjacent to Home Covert SINC designated for its semi improved grassland. Buffering SINC and management as part of mitigation could help to minimise potential negative effects. Land in this Option contains hedgerows with woodland

³⁸ HRA Screening Criteria: Sites which fall within 200m of an SAC/SPA/Ramsar or within 25m of a watercourse which ultimately drains into the River Itchen or River Hamble will require an HRA Screening Assessment to be undertaken by the Council.

belts and copses. Protected species are likely to be present, for example, Otter which are likely to utilise watercourse and hedgerows as routes of travel. Retention of dispersal routes such as the hedgerow and woodland habitat remaining, plus recreating the ancient hedgerow and woodland network and to connect up the SINCs could minimise potential negative effects. The Chalcroft and M27 Priority Biodiversity Links, identified for large scale habitat improvement, are within or adjacent to the development sites. Development design should ensure that habitat connectivity is maintained or restored within these corridors. Further information would be required about the design and layout of potential development at these locations.

SA11: Enhance the Borough's multifunctional green infrastructure networks

- 5.150 Development at these locations is likely to have a mixture of minor positive (uncertain) and minor negative (uncertain) effects.
- 5.151 Several trees which are the subject of Tree Preservation Orders are located at the west and south of West End 3. Therefore a minor negative effect could be likely if they are lost or impacted upon as a result of development. This effect is however uncertain, as such an effect would depend upon the design and layout which would be determined at the decision-making stage.
- 5.152 It would be possible to connect new development at Spatial Option E to the existing public rights of way network. This would include a number of footpaths and the Eastleigh Borough Cycle Network, some of which have the potential to be upgraded. Therefore a minor positive yet uncertain effect has been identified as it is dependent upon future design and layout of development.
- 5.153 There is potential for this Option to provide additional green infrastructure in the form of public open space and links to wider areas of public open space beyond the boundary. A minor positive effect has been identified but this is uncertain due to further detail being ascertained at the decision-making stage.

SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities

- 5.154 The Strategic Options which comprise Option E are each likely to have generally potential minor negative (uncertain) effects with regard to landscape and townscape. Development at the Strategic Locations would reduce the existing gap between West End and Hedge End. As the gap is likely to be reduced, it would also have an impact upon the openness of the landscape character, as the Strategic Locations comprise agricultural land currently. On this basis, a minor negative effect is likely. These effects are, however, uncertain because the site specific design and layout details would not be ascertained until decision-making stage.
- 5.155 Transient views of development at this Option are likely to be seen from the local road network, the railway and the local public rights of way network. The public rights of way network is likely to receive more direct effects, particularly where it runs through the Strategic Locations. On this basis, a minor negative effect is likely, however it is uncertain as further consideration of design and layout would ascertain extent of impacts.

SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance

- 5.156 With regards to heritage assets, potential minor negative and negligible effects are noted for Option E. Winstowe House, a historic park and garden, and two Grade II listed buildings (a farmhouse and granary) at Moorgreen Farm are located at this Option; therefore a minor negative effect would be likely. Further information would be required with regard to the sensitivity of design and landscaping.

Summary

Potentially significant positive sustainability effects of this option:

- The locations which comprise this Option are close to existing open space. Site promoters have also indicated that a significant area of new open space could come forward as part of the overall development. This Option also proposes a new primary school, a potential new

secondary school and new local centre. Therefore, significant positive effects are likely with regard to **SA2: Safeguard and improve community health, safety and wellbeing** and also **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice** through access to and provision of these locally accessible facilities and services.

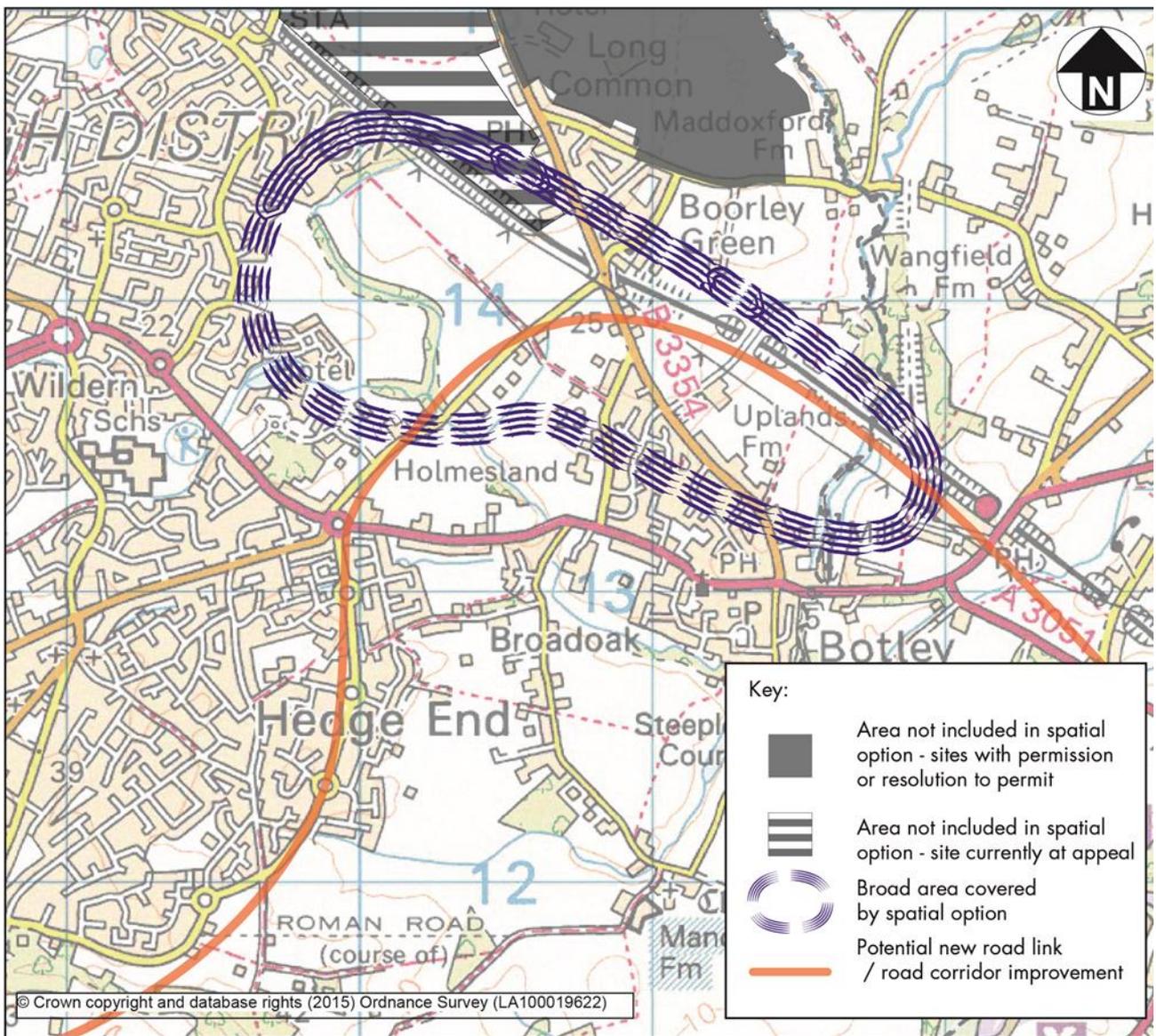
- Potential significant positive effects are also noted with regard to **SA3: Develop a dynamic and diverse economy** and **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice** in relation to the proximity of the eastern areas of this Option to Hedge End railway station.

Potentially significant negative sustainability effects of this option:

- The cumulative effect of development at these locations is likely to result in significant negative effects with regard to **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice**, **SA6: Reduce air, soil, water, light and noise pollution** and **SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range**. Development at these locations is likely to increase traffic which may increase congestion and impact air quality on the road network and potentially the nature conservation interest of the River Itchen SAC. The M27 motorway to the south, the railway line, and main roads act as barriers between this Option and existing services in neighbouring areas. Overall, whilst this Option restricts highway impact to some degree to a more localised area, and the Hedge End rail station is within a reasonable distance from some of the site (providing provision is given for appropriate foot / cycle links), there are still likely to be significant highway impacts as a result of this development.
- This Option falls within the scope of the Habitats Regulations Assessment Screening Criteria. In addition, although likely minor negative effects have been noted for SINCs, ancient woodland, protected species and the biodiversity network, cumulatively these could result in significant negative effects with regard to **SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range**.
- The majority of the Option comprises Grade 3 (Good to Moderate) agricultural land, although the negative effect on this resource is uncertain for the reasons explained in section **SA5: Protect and conserve natural resources** above.
- It is noted that this Option contains areas at risk of fluvial and surface water flooding. The overall negative effect is uncertain, however, for the reasons explained in section **SA7: Plan for the anticipated levels of climate change** above.

SA of Strategic Spatial Option F: Extending Hedge End to the north-east and Botley to the north (assessed December 2015)

Option F – Extending Hedge End to the north-east and Botley to the north



This option includes land to the north east of Hedge End and land directly to the north of Botley village. Both sites lie directly to the south of the railway line, adjacent to the existing settlements and are in use as arable/pasture land.

Preliminary investigations, including work done in preparation of the previous Local Plan, indicate that this option could provide for up to 1,300 dwellings and nearly 6,000m² of employment floorspace and other facilities including primary school, open space, cemetery provision and allotments.

Particular issues in this area include poor air quality and traffic congestion in the centre of Botley village (designated an Air Quality Management Area). In seeking to address the air quality issues in this area, this option delivers a new bypass to the north of Botley village running parallel to the railway line and crossing the river Hamble into Winchester District. Further details on this proposal are included in the

Eastleigh Borough Strategic Transport Strategy.

The SA scores are presented in the table below.

Table 5.8 SA scores for constituent Strategic Locations^{39,40} (assessed December 2015)

	Hedge End 1 – West of Woodhouse Lane	Botley 1 – North east of Winchester Street								
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs										
1.1	+?	+?								
1.2	+?	+?								
SA2: Safeguard and improve community health, safety and wellbeing										
2.1	++	+								
2.2	+	++								
2.3	+?	+?								
2.4	++	++								
2.5	+	0								
SA3: Develop a dynamic and diverse economy										
3.1(a)	+	+								
3.1 (b)	-	-								
3.1 (c)	-	-								
3.1 (d)	+	-								
3.1 (e)	+	-								
3.2	-	+								
3.3	0	0								
3.4	+?	0								
SA4: Reduce road traffic and congestion through improved accessibility; reducing the need to travel and improving sustainable travel choice										
4.1	+	+								
4.2	-	-								
4.3	-	-								
4.4	+	-								
4.5 (a)	+	-								

³⁹ See Figure 2.1 for explanation of symbology.

⁴⁰ See Table 2.2 for details of each SA objective.

	Hedge End 1 – West of Woodhouse Lane	Botley 1 – North east of Winchester Street								
4.5 (b)	0	+								
4.6	+	++								
4.7	++?	+								
4.8	++	+								
4.9	+	0								
4.10	+	0								
4.11	+	-								
SA5: Protect and conserve natural resources										
5.1	-?	-?								
5.2	-	--								
5.3	-	+/-								
5.4	+?	+								
SA6: Reduce air, soil, water, light and noise pollution										
6.1	-?	-?								
6.2	-?	-?								
SA7: Plan for the anticipated levels of climate change										
7.1	+?	+?								
7.2	--?	--?								
7.3	0	0								
SA8: Minimise Eastleigh Borough's contribution to climate change										
SA9: Reduce waste generation and disposal										
SA10: Protect, enhance and manage biodiversity and geodiversity										
10.1	--?	0								
10.2	0	0								
10.3	0	0								
10.4	-?	-?								
10.5	-?	-?								
10.6	-?	-?								
10.7	-?	-?								
10.8	-?	0								
SA11: Enhance the Borough's multifunctional green infrastructure networks										
11.1	0	0								

	Hedge End 1 – West of Woodhouse Lane	Botley 1 – North east of Winchester Street								
11.2	+	0								
11.3	+?	+?								
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape										
12.1	-?	-?								
12.2	0	0								
12.3	-?	-?								
12.4	-?	-?								
SA13: Protect and enhance and manage archaeological, historical and cultural heritage										
13.1	0	-?								

5.157 The table provides a summary of the potential sustainability effects of Strategic Spatial Option F. The following paragraphs discuss key issues which relate to the principle of development in this Strategic Spatial Option comprising two interlinked sites, as well as highlighting the likely cumulative effects of bringing it forward.

SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs

5.158 Strategic Spatial Option F is likely to have a minor positive effect in relation to the delivery of affordable and other specialist housing. No issues have yet been raised that would suggest that a proportion of 35% affordable homes could not be achieved within the two sites. However, the site promoter would need to conduct further work in order to ascertain the exact proportion of affordable homes that could be provided; therefore this has been scored as uncertain.

5.159 There would also be scope at this location for the provision of other elements of identified housing need. The site promoter has not specified whether they propose to meet other such elements of housing need, therefore there would be an uncertain minor positive effect at this stage.

SA2: Safeguard and improve community health, safety and wellbeing

5.160 Strategic Spatial Option F is likely to have a mixture of minor positive and significant positive effects in relation to community health. The potential for significant positive effects are noted with regard to community facilities, health facility availability and availability of public open space in the following areas:

- Hedge End 1 is located within 800m of four community halls, including Botley Centre to the south and Drummond Community Centre to the north-west. There is also potential to develop a new community facility within this Location;
- The south eastern part of Botley 1 is within 400m of the Botley Health Centre. The remainder of the land is within 1.0km of this facility; and

5.161 Both Strategic Locations are suitable for mixed-use development. They would, combined, be able to provide up to at least 11ha of new public open space. The western area of the Hedge End location is within 300m of existing public open space in the form of a series of corridors along Watkin Road, Giles Close, Locke Road and Bottom Copse. The far south-western part of this location is also within 300m of the Pavilion Way recreational facility. The remainder of this land is

within 800m of public open space facilities. Development at Botley 1 would include public open space also. In addition, Botley 1 is within 300m of Sycamore Walk and Chestnut Walk existing open spaces located to the south-west.

- 5.162 Both Strategic Locations are noted for their potential to accommodate provision of sports pitches and sporting facilities which could result in a minor positive effect for individual locations and potentially a significant positive effect cumulatively. Site promoters have not yet indicated, however, if any provision of sports pitches and sporting facilities would form part of development at these locations, creating the potential for cumulative pressure on existing facilities if no new provision was made.. Further information is required on the needs for sports facilities in this area.
- 5.163 Other minor positives noted include the availability of health facilities and connectivity to the existing cycle and footpath network at Strategic Location Hedge End 1 and the availability of community facilities at Strategic Location Botley 1.
- 5.164 Negligible effects have been identified for Botley 1 with regards to connection with existing cycle and footpath networks. There is a footpath crossing the eastern area of this location, linking it with Winchester Street in Botley and Maddoxford Lane in Boorley Green.

SA3: Develop a dynamic and diverse economy

- 5.165 The accessibility to employment or sustainable travel options shows generally minor negative effects with the exception being for proximity to railway stations which are identified as being a potential minor positive effect.
- 5.166 Hedge End 1 would include residential development and would have the potential to house workers associated with the Hedge End Industrial Area. On this basis, minor positive effects have been identified. Botley 1 however is located beyond 1km from a major employment centre, leading to a score of minor negative effects.
- 5.167 In terms of Strategic Spatial Option F contributing towards meeting the need for new industrial, office or warehousing floorspace, Hedge End 1 is considered unsuitable, therefore a minor negative effect is likely. Botley 1 however has the potential to contribute up to 6,000m² of employment floorspace, therefore a minor positive effect has been identified.
- 5.168 The proposed development option for these Strategic Locations would not result in any loss of existing employment land therefore a negligible effect is likely. Hedge End 1 has the potential however to deliver an increase in the amount of commercial uses and other facilities, by way of including a new local centre within any new development scheme. The effect of this additional provision upon existing facilities is currently unknown; therefore an uncertain minor positive effect has been identified. The effect as a result of development at Botley 1 is negligible, as no primary shopping centre will be lost.

SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice

- 5.169 The Strategic Locations comprising this option are identified as likely to have a mixture of generally minor positive and minor negative effects. Minor negative effects are generally noted in connection with access to sustainable transport options (with the exception of proximity to Hedge End and Botley railway stations). Minor positive effects are generally noted with regard to proximity to facilities and services. There are some exceptions to this where potential for significant positive effects are identified for the following:
- Hedge End 1: potential for a new local centre to be provided and a new primary school is proposed.
 - Botley 1 – close proximity to existing healthcare facilities.
- 5.170 The Strategic Locations are also considered to be relatively well connected to the existing cycle and footpath network. Generally, there are no geographical barriers on the most direct walking route to key facilities in both Hedge End and Botley, however it has been identified that route

surfacing, width and lighting could be improved. A mixture of potential minor positive, minor negative and negligible effects has therefore been identified.

- 5.171 A high level assessment of the potential transport implications of this option has been carried out through the Transport Background Paper which is part of the evidence base of the emerging Eastleigh Borough Local Plan⁴¹. As set out in the assessment of this option in the Transport Background Paper, the TRICS trip generation database suggests the option could generate approximately 750 vehicle movements in the AM peak (0800-0900) and 800 vehicle movements in the PM peak (1700-1800).
- 5.172 Whilst the development option itself would facilitate elements of the bypass to be constructed (through appropriate design) as part of its own access strategy, significant additional funding would need to be secured to onwards formulate the construction of the 'Botley Bypass' in its entirety. This transport improvement has been a long term aspiration of the Council in order to not only reduce vehicle flows through Botley village, but also provide additional betterment of the village centre as a place to visit, with easier access around the village for pedestrians and cyclists and improvements to the air quality of the area that at times can become congested.
- 5.173 With regard to the wider highway, given the quantum of development involved, the following issues may result:
- Whilst mitigation measures are proposed to the Maypole roundabout as part of the Boorley Green development, whether these measures are able to cope with the additional vehicle flows will need to be tested;
 - As a less constricted route through the Botley area, it may be that the bypass attracts additional traffic into the area particularly from development proposed at Whiteley. As such, whilst the route would need to be attractive compared to the existing route through Botley itself, there may need to be traffic management measures in place. Indeed, Botley High Street will require measures to restrict use, and so discourage through traffic, be this through surface treatments, traffic calming, or other options to be formulated; and
 - Key routes from the site option would likely be to junctions 7 and 8 of the M27 and existing capacity issues exist on the Tollbar Way / Charles Watts Way links. In regard to the route through to junction 8, this is to be upgraded as part of approved development proposals with elements such as the Sunday's Hill bypass. However, cumulatively with other development options that may also utilise this route, it remains to be tested whether sufficient capacity exists.
- 5.174 Additional mitigation works may be required, such as provision for pedestrian / cycle links and bus services. These will be crucial for the reduction in vehicle traffic from the development option proposal.

SA5: Protect and conserve natural resources

- 5.175 Spatial Option F contains a total of three areas of sharp sand and gravel across the two Strategic Locations. Although the locations are not allocated, this resource has been safeguarded by the joint Hampshire Minerals and Waste Plan 2013 and is shown on the Hampshire Minerals and Waste Plan; Minerals Consultation Area (MCA) 2015. Any future non-mineral proposals for this Strategic Spatial Option should be discussed with the Mineral Planning Authority, Hampshire County Council, and exploratory work should be undertaken prior to the development taking place to ascertain the extent of the sharp sand and gravel resource and its potential for extraction. This Option has scored as an uncertain potential minor negative effect, because the full extent of the mineral resource is unknown and the impact that prior extraction may have on the delivery of future development at the site is yet to be determined.
- 5.176 The Strategic Locations both contain an area of agricultural land. The quality varies with Hedge End 1 containing a mixture of Grade 2 (Very Good) and Grade 3 (Good to Moderate) land and

⁴¹ T1 Transport Background Paper, Eastleigh Borough Council, December 2015

Botley 1 containing Grade 1 and 2 land to the south and Grade 3 (Good to Moderate) to the north. This results in a potential minor negative effect for Hedge End 1 and a potential significant negative effect for Botley 1

5.177 Spatial Option F comprises mostly greenfield land, however a small area of previously developed land is contained within Botley 1. On this basis, a minor negative effect has been identified for Hedge End 1, with a mixed minor effect for Botley 1.

5.178 This Option would be suitable for the inclusion of new allotments/community farms as part of mixed use development. On this basis, a minor positive effect is likely across both Strategic Locations, but with some uncertainty for Hedge End 1.

SA6: Reduce air, soil, water, light and noise pollution

5.179 Spatial Option F has been identified as having potentially minor, yet uncertain, negative effects, particularly with regards to noise generated by the local road network and railway line. As the Option has the potential for mixed use development the impact of amenity (noise) would require careful consideration, particularly when designing layout.

5.180 In terms of the potential for the development of these Strategic Locations to increase pollution, this Option has given rise to likely potential minor negative effects upon the Botley AQMA. The development of the Botley bypass, which would run between the Strategic Locations of Hedge End 1 and Botley 1, would serve to improve air quality in Botley and improve the local road network, however further transport assessment work would be required at the decision-making stages for development within Option F.

SA7: Plan for the anticipated levels of climate change

5.181 The development of Spatial Option F would have the potential to provide additional green infrastructure in the form of footpaths and woodland. The Strategic Locations are currently greenfield sites, with some green infrastructure assets. Although there may be some green infrastructure loss, there is potential for the development of more open space as part of future development within both Hedge End 1 and Botley 1. On this basis, a minor positive effect would be likely however as further information would be required on design/layout and enhancement opportunities, this effect is uncertain.

5.182 Both Strategic Locations would result in potentially significant, yet uncertain, negative effects regarding flood risk. There is a mix of flood risk zones across the Locations. Hedge End 1 contains flood risk zones associated with a nearby watercourse, therefore fluvial flood risk would be of concern. A small area within Botley 1 is at risk from surface water flooding. This effect is uncertain however as the significance of any potential impact would depend on the extent to which future site design/layout was able to avoid or mitigate flood risk.

5.183 Spatial Option F is not in a coastal location, therefore effects associated with coastal change are negligible.

SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range

5.184 Hedge End 1 contains a watercourse which is no further than 8km upstream of a European site. On this basis, a significant negative effect is likely, although uncertain due to the unknown potential for avoidance or mitigation to be successful. Botley 1 is located outside the HRA screening zone, therefore this would also be likely to give rise to negligible effects. The HRA of the Strategic Spatial Options notes the following with regard to Option F:

5.185 The eastern-most parcel of this option is shown abutting the River Hamble, approximately 500m upstream of the Solent European sites. It is therefore recommended that an adequate separation between the River and any built development (e.g. 50m) is maintained and that this zone incorporates features to both intercept surface water runoff and ensure that the surface water that does enter the River Hamble via diffuse pathways is of suitable quality. It is recommended that the relevant policy considers a buffer of at least 15m on larger watercourses and a buffer of 10m on smaller brooks and flowing ditches. In terms of features to ensure no net greenfield

runoff, it is understood that normal practice in Eastleigh Borough is to require naturalised SuDS within three forms of filtration and coverage of construction drainage in a Construction Environment Management Plan.

- 5.186 Depending upon delivery details, the Botley Bypass has the potential to result in downstream water quality impacts on River Itchen SAC and also therefore the Solent Maritime SAC/Solent & Southampton Water SPA/Ramsar site.
- 5.187 The option is 3.8km from the River Itchen SAC at its closest. There is no obvious site-specific impact pathway aside from Botley Bypass above. With regards to SSSIs and Local Nature Reserves, likely negligible effects have been identified for Spatial Option F as both Strategic Locations are further than 200m away from such designations.
- 5.188 Otherwise, Spatial Option F has a mixture of likely negligible and minor negative (with uncertainty) effects regarding the protection, enhancement and management of biodiversity. The overall biodiversity value of both locations is diminished due to the agricultural nature of the existing land, however uncertain negative effects were noted for the following reasons:
- Hedge End 1 contains Bushy Copse SINC which bisects the site. The extent of the impact upon this designation would depend upon final site layout, design and potential mitigation;
 - Botley Mill Woodland SINC is designated due to wet woodland habitat. It lies immediately south of Botley 1;
 - Hedge End 1 contains bushy hedgerows/woodland strips along some boundaries and these serve as links to habitats within the SINC.
 - The Hamble Valley Biodiversity Opportunity Area (BOA) lies to the east of Botley 1, therefore any off-site impacts such as discharge of water and water quality would need to be considered by any future development;
 - Botley 1 may also contain habitats that may be home to a number of protected species such as otter, water vole, reptiles and amphibians. Bats also may be present in wooded areas. Further survey work, including a breeding and overwintering bird survey, would be necessary to ascertain the extent of biodiversity potential at this Strategic Location prior to any development;
 - Development at both Strategic Locations has the potential to impact upon the biodiversity network. The Wildern Priority Biodiversity Links incorporates the SINC and provides buffering at Hedge End 1 and the railway Priority Biodiversity Link runs east to west along the northern part of Botley 1. It will be important that dispersal routes are kept open within these corridors and habitats enhanced; and
 - Ancient woodland is identified at Hedge End 1, although there is no indication that this would be lost. Development at Botley 1 would have a negligible effect.

SA11: Enhance the Borough's multifunctional green infrastructure networks

- 5.189 There is a mixture of potential negligible and positive effects associated with the enhancement of the Borough's green infrastructure networks. There are no trees that are the subject of Tree Protection Orders, therefore negligible effects are likely.
- 5.190 The Strategic Locations are currently greenfield sites, with some green infrastructure assets. Although there may be some green infrastructure loss, there is potential for the development of more open space as part of future development within both Hedge End 1 and Botley 1.
- 5.191 Hedge End 1 has the potential to be linked with the existing cycle and footpath network. There is an existing bridleway in the central area of this location linking Holmesland Lane, Botley to the south-east and Hedge End at Shambleshurst Lane in the north-east. A cycle route forming part of the Eastleigh Borough Cycle Network is also located adjacent to the south-western area of the site. Given the opportunities to improve existing networks, minor positive effects would be likely. Botley 1 contains an existing footpath to the east, linking Winchester Street to Maddoxford Lane, but no cycle route connectivity therefore a negligible effect is likely.

SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities

- 5.192 Spatial Option F is likely to have mostly minor negative, yet uncertain, effects in terms of the protection, enhancement and management of the character and appearance of the landscape and townscape. In terms of neighbouring settlements, development at both locations is likely to diminish the separation between Hedge End, Boorley Green and Botley. The eastern part of Hedge End 1 is located at the narrowest part of the gap between settlements which may be further eroded by the construction of the Botley bypass which is likely to erode the gap at Botley 1 also. Until site specific design and layout details are known, however, this minor negative effect is uncertain.
- 5.193 With regards to the protection of the character of the countryside, towns and villages, development at Hedge End 1 is likely to impact upon the open, undeveloped character of the landscape north and south of the vegetation lining the stream course running through the location. Development at Botley 1 is also likely to impact upon the undeveloped character of the landscape which is partially screened from Winchester Road by existing ribbon development. The topography is flatter towards the river valley, rising towards the northern area of the location. On this basis, a minor negative, yet uncertain effect has been identified for both Strategic Locations at Option E.
- 5.194 Development at Hedge End 1 is likely to be seen from the road bridge crossing the railway, from Woodhouse Lane and public rights of way as well as from the edge of Hedge End. Likewise, development at Botley 1 is likely to be seen from Winchester Road, the elevated section of the railway and from the footpath bisecting it. A minor negative effect is likely, albeit uncertain due to specific detail regarding design, layout and visual mitigation which would be considered at decision-making stage.
- 5.195 Development at Spatial Option F would have negligible effects upon the setting of the South Downs National Park.

SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance

- 5.196 Spatial Option F has a mixture of negligible and minor negative, yet uncertain, effects upon heritage assets. Whilst the historic park/garden of Botleigh Grange is to the south, there are no heritage assets within Hedge End 1, therefore potential effects are likely to be negligible. Uplands Farm, however, is a Grade II listed building located within Botley 1 and there is a second listed farmhouse (also Grade II) to the north of the location. In addition, the eastern area of Botley 1 adjoins the Botley Conservation Area, therefore potential minor negative effects are likely. These would be uncertain however and the actual level and significance of impact would be assessed at the decision-making stage and depends upon site specific design and layout.

Summary

Potentially significant positive sustainability effects of this option:

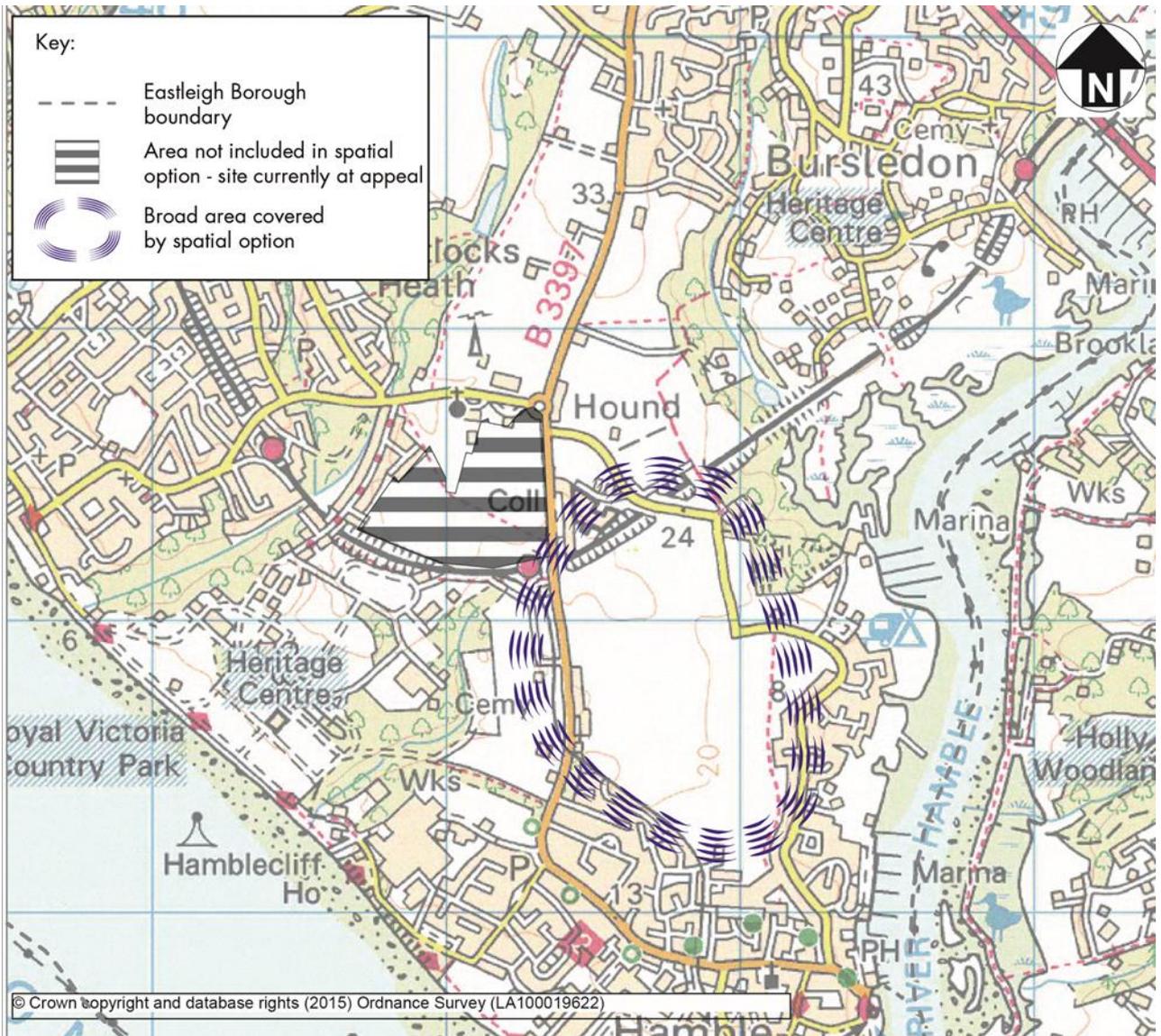
- Close proximity to existing community facilities and proposed provision of significant new open space within these Strategic Locations is likely to result in significant positive effects with regard to **SA2: Safeguard and improve community health, safety and wellbeing** and **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice**.
- The delivery of the Botley bypass could result in significant positive effects with regard to **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice** through potential reductions in congestion in Botley village by offering an alternative route.

Potentially significant negative sustainability effects of this option:

- The cumulative effect of development at these locations is likely to result in significant negative effects with regard to **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice** and **SA6: Reduce air, soil, water, light and noise pollution**. Development at these locations is likely to increase traffic which may increase congestion and impact air quality on local roads and potentially the Botley AQMA. The Botley bypass is delivered as part of this option which is likely to reduce traffic and air pollution in Botley village however further traffic control measures in Botley village are likely to be required.
- Potential significant negative effects are identified with regard to **SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range** in relation to potential impacts on the Solent Maritime SAC/Solent & Southampton Water SPA/Ramsar site.

SA of Strategic Spatial Option G: Hamble Airfield (assessed December 2015)

Option G – Hamble Airfield



This option considers the potential for mixed use development at Hamble Airfield. Minerals deposits are present on Hamble Airfield and the site is allocated in the Hampshire Minerals and Waste Plan. As such, it is very likely that the minerals deposits will need to be extracted prior to any other development of this area. This option could involve delivery of approximately 700 dwellings, 10,000m² of employment floorspace and a significant area of open space.

Table 5.9 SA scores for constituent Strategic Locations^{42,43} (assessed December 2015)

	Hamble Airfield										
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs											
1.1	+?										
1.2	+?										
SA2: Safeguard and improve community health, safety and wellbeing											
2.1	+										
2.2	+										
2.3	++?										
2.4	++?										
2.5	+										
SA3: Develop a dynamic and diverse economy											
3.1 (a)	-										
3.1 (b)	+										
3.1 (c)	-										
3.1 (d)	+										
3.1 (e)	++										
3.2	+										
3.3	0										
3.4	0										
SA4: Reduce road traffic and congestion through improved accessibility; reducing the need to travel and improving sustainable travel choice											
4.1	-										
4.2	+										
4.3	-										
4.4	+										
4.5 (a)	++										
4.5 (b)	-										
4.6	+										
4.7	+										
4.8	+										
4.9	+										
4.10	+										
4.11	-										
SA5: Protect and conserve natural resources											
5.1	-?										
5.2	--										
5.3	-										
5.4	+?										
SA6: Reduce air, soil, water, light and noise pollution											
6.1	-?										
6.2	--?										
SA7: Plan for the anticipated levels of climate change											
7.1	+?										
7.2	--?										
7.3	0										

⁴² See Figure 2.1 for explanation of symbology.

⁴³ See Table 2.2 for details of each SA objective.

Hamble Airfield										
SA8: Minimise Eastleigh Borough's contribution to climate change										
SA9: Reduce waste generation and disposal										
SA10: Protect, enhance and manage biodiversity and geodiversity										
10.1	0									
10.2	0									
10.3	0									
10.4	0									
10.5	-?									
10.6	-?									
10.7	-?									
10.8	0									
SA11: Enhance the Borough's multifunctional green infrastructure networks										
11.1	0									
11.2	+									
11.3	+?									
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape										
12.1	-?									
12.2	0									
12.3	-?									
12.4	-?									
SA13: Protect and enhance and manage archaeological, historical and cultural heritage										
13.1	0									

5.197 The table above provides a summary of the potential sustainability effects of Strategic Spatial Option G. The following paragraphs discuss key issues which relate to the principle of development in this Strategic Location, as well as highlighting the likely cumulative effects of bringing forward this Strategic Location.

SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs

5.198 The Strategic Location that comprises Option G is likely to have a minor positive effect in relation to the delivery of affordable and other specialist housing. This is because at this stage no barriers to the delivery of the typical proportion of affordable housing (35%), or for other specialist housing, have been identified. The proportion of these housing types which could be delivered remains uncertain, however, until further work is undertaken by site promoters.

SA2: Safeguard and improve community health, safety and wellbeing

5.199 Strategic Spatial Option G has is likely to have generally minor positive effects with regard to community health. This is primarily due to this Strategic Location being in close proximity to a range of existing community facilities and services such as GP health care at Blackthorn Health Centre and community facilities within Hamble village. In addition, the Strategic Location can be connected to the existing footpath and cycle path.

5.200 Potential significant positive effects are identified as site promoters have indicated that sports pitches would be provided as part of development at this location, although this remains uncertain at this stage. The potential for significant positive effects is also noted with regard to provision of significant new open space as part of development at this Strategic Location.

SA3: Develop a dynamic and diverse economy

- 5.201 Strategic Spatial Option G is likely to have a mixture of negative, positive and negligible effects with regards to the development of a dynamic and diverse economy:
- 5.202 A mixture of minor negative and minor positive effects is noted with regard to access to sustainable transport options. The Strategic Location is close to Hamble train station, a minor train station with an infrequent peak-time service and close of an infrequent bus route service which is likely to have minor positive effects, but is not close to frequent bus routes or a major railway station which is likely to have minor negative effects.
- 5.203 Significant positive effects are noted with regard to the proximity of this Strategic Location to a major employment centre at Hamble. In addition minor positive effects are noted due to the contribution to meeting employment floorspace needs

SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice

- 5.204 Strategic Spatial Option G is generally identified as being likely to have minor positive effects with some minor negative effects with regard to road traffic and congestion. The exception to this is with regard to accessibility to major employment centre in Hamble.
- 5.205 Minor positive effects are generally noted in relation to the proximity of this Strategic Location to existing facilities and services such as schools, and the proximity of this Strategic Location infrequent bus routes and to Hamble Station. The level of service provision from the station is relatively infrequent and not main line, with limited destinations available without the need for a (potentially time elongated) change of train. As such, whilst a switch to the use of train for some commuters may result, the effect on promoting rail travel is likely to be negligible. Minor negative effects are noted with regard to the geographical barrier present by Hamble Lane and the railway line in accessing some of these existing facilities and services.
- 5.206 A high level assessment of the potential transport implications of this option has been carried out through the Transport Background Paper which is part of the evidence base of the emerging Eastleigh Borough Local Plan⁴⁴. As set out in the assessment of this option in the Transport Background Paper, the TRCIS trip generation database indicated that development of this option could generate an approximate 450 additional vehicle movements in the AM peak, and 450 additional vehicle movements in the PM peak if built-out.
- 5.207 As such, whilst a switch to train for some commuters may result, it would be anticipated that the following highway issues could remain of concern:
- 5.208 Hamble Lane corridor is one of the main congested roads identified within the borough. Given the location of the proposed development and the already-congested nature of Hamble Lane it is anticipated that the impact on the local highway network could be severe. Whilst improvements to its junctions (primarily Portsmouth Road and Windhover roundabout) are potentially achievable, it is debatable whether these would provide sufficient additional capacity to avoid additional congestion if this development option was forthcoming;
- Pedestrian and cycling infrastructure to adjacent communities will be required, linking into existing cycle routes where appropriate; and
 - Additional services for bus and train would be beneficial in offering a viable alternative to the predominant option of car travel that currently exists.
- 5.209 Overall, whilst this option will provide some benefits in being adjacent to a train station, giving options for sustainable transport that few other sites can offer, train services at this station are limited (see above) and the levels of congestion on Hamble Lane corridor are already a cause for concern. Further development without significant highway improvements would be likely to result

⁴⁴ T1 Transport Background Paper, Eastleigh Borough Council, December 2015

in significant negative effects⁴⁵. Whilst future improvements to junctions are planned, whether the increased capacity gained from these works is sufficient to take this level of further development will need testing.

SA5: Protect and conserve natural resources

- 5.210 Strategic Location is safeguarded by the joint Hampshire Minerals and Waste Plan as a sharp sand and gravel site allocation with a potential yield of 1.5 million tonnes of local land-won aggregate. A minor negative effect could occur through the potential for sterilisation of these resources by development without prior extraction. The deliverability of the Strategic Location for residential and employment development would depend upon the requirement for prior extraction of the sand and gravel resource, which forms a key part of Hampshire's aggregate land bank.
- 5.211 Potential significant negative effects are identified with regard to loss of higher quality (Grade 1) agricultural land. However it is noted that the majority of the Strategic Location is not classified as agricultural and the effects are currently uncertain and subject to obtaining further information on potential layout of development at this Strategic Location..
- 5.212 The Strategic Location is classed as greenfield land therefore the development of this site would have a minor negative effect, due to its loss.
- 5.213 This Strategic Location would be suitable for the development of new allotments/community farms, however the site promoter has not indicated if these facilities would be included in any part of the development. As there is potential to consider the inclusion of allotments in a future development, a minor positive effect is identified, which is currently uncertain.

SA6: Reduce air, soil, water, light and noise pollution

- 5.214 Strategic Spatial Option G has been identified as having both uncertain minor negative and significant negative effects:
- Potential minor negative effects are identified due to noise impacts from road traffic and the railway line. There is some uncertainty about the effects of these potential impacts prior to detailed technical assessments and further consideration of the layout of potential development.
 - Potential significant negative effects are identified with regard to possible increased pollution as a result of development. This is primarily with regard to increases in traffic, both in the construction phase and once occupied, and the likely impact on the Hamble Lane Air Quality Management Area. Hamble Lane would be the primary route for the majority of traffic generated from development at this Strategic Location and the overall scale of impact could be significant. The effect is currently uncertain prior to technical assessments and consideration of mitigation.

SA7: Plan for the anticipated levels of climate change

- 5.215 The Strategic Location is currently a greenfield site with moderate green infrastructure assets within and adjacent to it, for example footpaths. Such assets could be lost as a result of development at this site. The design of development, which could include open space and links to the wider green infrastructure however, provides potential for improvements to be made to overall green infrastructure within and around the site. On this basis, a minor positive effect would be likely to occur, yet this is uncertain at this stage due to lack of information regarding specific design and layout of open space within Strategic Option G.
- 5.216 Areas within this Strategic Location are noted as being at risk of intermediate surface water flooding and the potential for a significant negative effect is therefore identified. The effects are currently uncertain prior to consideration of the layout of development and possible design and

⁴⁵ N.B. The high level assessments undertaken as part of the Transport Background Paper were at the scale of the Strategic Spatial Options only and therefore there is no SA criterion for congestion and therefore there is no significant negative score in relation to congestion in the summary table above.

mitigation options required. Prior to development at the site, a large amount of primary land-won aggregate (sharp sand and gravel) would be required to be extracted from the site. The water table is generally high where sand and gravel deposits sit, therefore any future land-use beyond mineral extraction would need to consider the hydrology and hydrogeology of the site and how site restoration following mineral extraction affects the characteristics of groundwater and surface water flow. The nature of restoration materials used and the way in which the mineral resource is worked may change the way in which water currently flows through the site, particularly with regards to permeability.

5.217 The Strategic Location is not located in an area of coastal change, therefore a negligible effect is likely.

SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range

5.218 Strategic Option G has a mixture of negligible and uncertain minor negative effects.

5.219 This Strategic Location is outside the scope of the HRA Screening Criteria and negligible effects were therefore identified in relation to criterion 10.1. However, the HRA of the Strategic Spatial Options identifies a potential pathway and therefore a significant negative effect could occur. The HRA notes the following considerations with regard to potential development at this Strategic Location:

- The southern-most parcel of this Option is located just over 100m from the Solent & Southampton Water SPA/Solent Maritime SAC (River Hamble) at its closest. It is recommended that substantial setback is achieved between new built development and the European sites. To avoid any risk of air quality impacts this should be greater than 200m and discussion with the Council has concluded that a 400m separation would be appropriate to maintain the openness of this part of the SAC/SPA. Such separation would ensure that there would be no site-specific effects on the SAC/SPA and would also minimise the risk of surface water runoff into the SAC/SPA.

5.220 Habitats within the option comprise tussock grassland and scrub. A negative effect is likely, however the extent to which this is the case is uncertain due to lack of detail regarding site layout and design and potential mitigation of potential impacts which would become apparent at decision-making stage.

5.221 The location contains mature rough grassland which is likely to form a supportive habitat for reptiles. There are also wet habitats adjacent to the location, which leads to a possibility of rare amphibians such as the great crested newt. Site specific assessment would be carried out at decision-making stage therefore the likelihood of such an effect is currently uncertain.

5.222 Hamble Airfield is identified as a Priority Biodiversity Area (PBA) due to the tussock grassland and scrub. It forms connecting habitat between two PBAs and links ancient woodland with them. The PBAs would need to remain open therefore development of this location would be likely to lead to a negative effect. Without site specific and detailed assessment however, the actual extent of impact is currently assessed as uncertain.

SA11: Enhance the Borough's multifunctional green infrastructure networks

5.223 A mix of negligible and minor positive (uncertain) has been identified with regards to green infrastructure provision at Strategic Spatial Option G. There are no trees that are the subject of a Tree Preservation Order (TPO) and there is an existing footpath adjacent to the western section of this location but no cycle path, which leads to a negligible score. Future development of this site (including mineral extraction) could lead to a loss of green infrastructure. Open space could be incorporated into a future restoration/development scheme, including improvements to links to the wider green infrastructure network. The minor positive effect scored by this assessment is dependent upon a future scheme including such provision and improvements for green infrastructure therefore there is some uncertainty also regarding this score.

SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities

- 5.224 Strategic Spatial Option G has generally minor negative, yet uncertain, effects in terms of the protection, enhancement and management of the character and appearance of the landscape and townscape.
- 5.225 In terms of neighbouring settlements, the negative effect of new development on the gaps between Hamble and Hound and, between Hamble and Bursledon is likely to be minor because of the limited scale of development proposed, the overall scale of this Location and proposed new open space. This effect is uncertain due to specific detail regarding design and layout which would be considered at decision-making stage.
- 5.226 The character of the local countryside, towns and villages is likely to be affected, firstly as a consequence of mineral extraction and secondly as a result of the land-use post extraction. The open character of the greenfield site would be lost as the site becomes developed with effects being particularly potentially noticeable where the site adjoins Satchell Lane. A minor negative effect is likely albeit uncertain due to specific detail regarding design and layout which would be considered at decision-making stage.

SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance

- 5.227 No heritage assets have been identified which are likely to be affected by development at this Strategic Location; a negligible effect is therefore likely.

Summary

Potentially significant positive sustainability effects of this option:

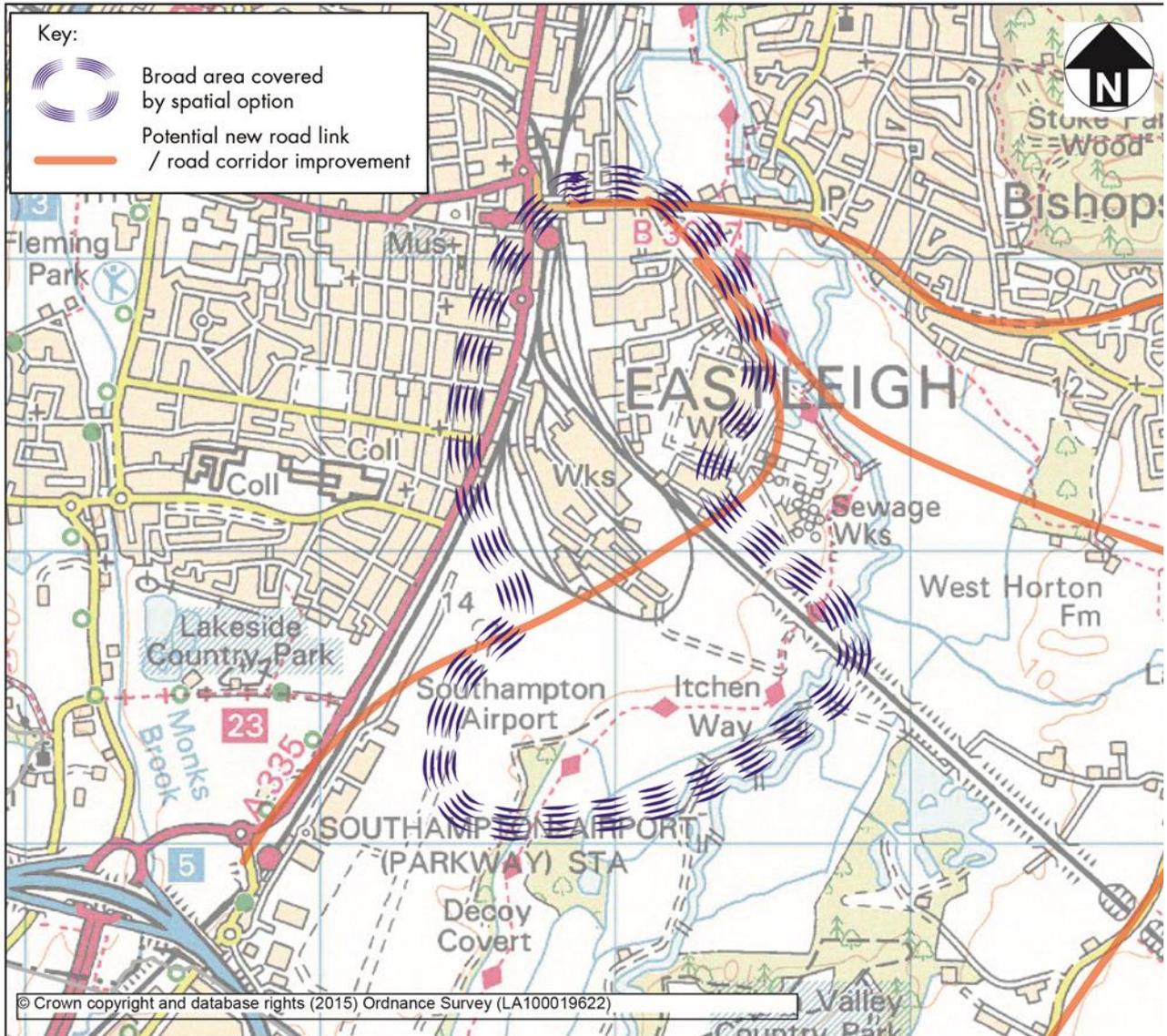
- Proposed provision of significant new open space is likely to result in significant positive effects with regard to this specific part of **SA2: Safeguard and improve community health, safety and wellbeing**.
- The proximity of this Strategic Location to the major employment centres at Hamble is likely to result in significant positive effects with regard to **SA3: Develop a dynamic and diverse economy** and **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice**.

Potentially significant negative sustainability effects of this option:

- Development at this location is likely to result in significant negative effects with regard to **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice** and **SA6: Reduce air, soil, water, light and noise pollution** in relation to the potential for increased congestion on local roads, including Hamble Lane, and impacts on the Hamble Lane Air Quality Management Area.
- Areas within this Strategic Location are noted for being at risk of surface water flooding and therefore a significant negative effect could occur in relation to **SA7: Plan for the anticipated levels of climate change**. The effects are currently uncertain prior to consideration of the layout of development and possible design and mitigation options required. A further issue to note is that of the effect of prior extraction of sand and gravel upon the hydrogeology of the site. The process of mineral extraction and subsequent site restoration may lead to a change in the overall hydrology of the site, where groundwater flows may be impeded. This may have a knock on effect future development at the site for housing and employment-related development.
- This potential for significant negative effects has been identified with regard to **SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range**. The effects are currently uncertain prior to consideration of potential layout of development and mitigation options.

SA of Strategic Spatial Option H: Redevelopment of Eastleigh Riverside for employment uses (assessed December 2015)

Option H – Redevelopment of Eastleigh River Side for predominantly employment uses



This option could involve delivery of approximately 40, 000m² of employment floorspace and up to 200 dwellings. This option proposes a link road through the site to help unlock the greenfield parts of the site, to provide regeneration opportunities and to help to alleviate existing problems of peak hour congestion, in particular on Bishopstoke Road. This road link would link to the proposals for a bypass south of Bishopstoke outlined in the options above.

Table 5.10 SA scores for constituent Strategic Locations^{46,47} (assessed December 2015)

	Eastleigh 1 – Eastleigh River Side	Eastleigh 2 – Northern Business Park								
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs										
1.1	?	0								
1.2	?	0								
SA2: Safeguard and improve community health, safety and wellbeing										
2.1	+	0								
2.2	++	+								
2.3	0	0								
2.4	+/--	+								
2.5	-	+								
SA3: Develop a dynamic and diverse economy										
3.1(a)	++	+								
3.1(b)	-	-								
3.1 (c)	++	+								
3.1 (d)	+	-								
3.1 (e)	++	0								
3.2	+	+								
3.3	0	0								
3.4	0	0								
SA4: Reduce road traffic and congestion through improved accessibility; reducing the need to travel and improving sustainable travel choice										
4.1	++	+								

⁴⁶ See Figure 2.1 for explanation of symbology.

⁴⁷ See Table 2.2 for details of each SA objective.

	Eastleigh 1 – Eastleigh River Side	Eastleigh 2 – Northern Business Park								
4.2	-	-								
4.3	++	+								
4.4	+	-								
4.5(a)	++	0								
4.5(b)	++	++								
4.6	++	+								
4.7	+	-								
4.8	+	0								
4.9	+	0								
4.10	-	+								
4.11	-	--								
SA5: Protect and conserve natural resources										
5.1	-?	-?								
5.2	0	0								
5.3	++	-								
5.4	-	-								
SA6: Reduce air, soil, water, light and noise pollution										
6.1	--?	-?								
6.2	--?	--?								
SA7: Plan for the anticipated levels of climate change										
7.1	+	+								
7.2	-?	-?								
7.3	0	0								
SA8: Minimise Eastleigh Borough's contribution to climate change										

	Eastleigh 1 – Eastleigh River Side	Eastleigh 2 – Northern Business Park								
SA9: Reduce waste generation and disposal										
SA10: Protect, enhance and manage biodiversity and geodiversity										
10.1	--?	--?								
10.2	--?	--?								
10.3	0	0								
10.4	0	0								
10.5	0	-?								
10.6	--?	-?								
10.7	0	0								
10.8	0	0								
SA11: Enhance the Borough’s multifunctional green infrastructure networks										
11.1	0	0								
11.2	-	+								
11.3	+?	+?								
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape										
12.1	0	0								
12.2	0	0								
12.3	0	-?								
12.4	0	-?								
SA13: Protect and enhance and manage archaeological, historical and cultural heritage										
13.1	0	-?								

5.228 The table provides a summary of the potential sustainability effects of the separate Strategic Location proposals that have been brought together to formulate Strategic Spatial Option H. The following paragraphs discuss key issues which relate to the principle of development in these

Strategic Locations, as well as highlighting the likely cumulative effects of bringing forward these Strategic Locations together.

SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs

- 5.229 The Strategic Locations that comprise Option H are likely to have generally negligible or uncertain effects in relation to the delivery of affordable and other specialist housing. Strategic Location Eastleigh 2, Northern Business Park, is proposed for employment floorspace only, and Strategic Location 1, Eastleigh River Side is proposed for mainly employment floorspace and a relatively small number of dwellings, up to 200 dwellings in total. Due to the scale of the residential development proposed as part of this option, there are uncertainties about the type and quantity of specialist housing which could be provided. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.

SA2: Safeguard and improve community health, safety and wellbeing

- 5.230 The Strategic Locations which comprise this Option are noted as having potential for generally minor positive effects with regard to facilities to support community health. The main exception to this is with regard to health facilities which are noted for potential significant positive effects in relation to Eastleigh River Side due to its good proximity to a GP surgery.

SA3: Develop a dynamic and diverse economy

- 5.231 The Strategic Locations comprising Spatial Option H are likely to have generally minor positive or significant positive effects. Collectively, development at these two Strategic Locations offer significant positive effects through maximising the positive effects of nearby sustainable transport options (see SA4 below) and opportunities to increase employment activities at a key existing employment locations, including Southampton Airport, existing employment at River Side, and Eastleigh town centre. It is noted that there are significant constraints to development at these Strategic Locations, for example access (see below) and the airport's public safety zone exclusion zone. These Strategic Locations have the ability to accommodate a greater range of uses in different parts of the site (office uses close to the station, heavy industry around Tower Lane, high quality business accommodation close to/within the airport) than the existing uses. There are also opportunities for low amenity uses (e.g. heavy industry (Use Class B2)) and also high quality businesses that would benefit from proximity to an airport (access to international markets/clients). Such uses would contribute towards meeting wider economic needs.

SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice

- 5.232 The Strategic Locations comprising this option are likely to have generally minor positive and significant positive effects. This is primarily due to the accessibility of sustainable transport options, including frequent bus routes and the mainline train station Southampton Airport Parkway, as well as the accessibility of shopping facilities, primary and secondary schools and employment centres. The exception to this is with regard to geographical barriers for which a potential significant negative effect has been identified due to the railway lines and Southampton Airport acting as significant physical barriers between this site and key facilities/destinations. In addition, there are currently no footways accessing the site.
- 5.233 A high level assessment of the potential transport implications of this option has been carried out through the Transport Background Paper which is part of the evidence base of the emerging Eastleigh Borough Local Plan⁴⁸. As set out in the assessment of this option in the Transport Background Paper, development of this option could generate approximately 700 vehicle movements in the AM peak and 600 vehicle movements in the PM peak. Given the location of the option site, these additional movements are likely to cause a significant negative impact upon the local highway network without substantial mitigation.

⁴⁸ T1 Transport Background Paper, Eastleigh Borough Council, December 2015

5.234 In terms of residential development, Strategic Location Eastleigh 1 - Eastleigh River Side would be well placed for sustainable transport options, and access to local facilities and employment, so potentially reducing the residential trip element of the site. However, this Strategic Location is predominantly identified for employment opportunities and residential accounts for a relatively small proportion of the overall additional vehicle flow in the AM peak and PM peak. As such, dependent on the nature of employment to be based at the option site, there could remain a significant increase in vehicle flows attracted to the local area. Key issues in the local highway vicinity could be:

- Increased traffic on the already congested Bishopstoke Road. Whilst initial mitigation measures for the various junctions along the Bishopstoke Road have been investigated, it is uncertain whether any of these would create sufficient additional capacity to accommodate this option;
- Traffic on routes to motorways (standard vehicles and HGV) will increase through the Eastleigh town centre area via Southampton Road, Romsey Road/Leigh Road, and Twyford Road. This will not only increase congestion, but also pass in close proximity to sensitive nature conservation areas, in particular the River Itchen should traffic utilise a possible new link road to access the motorway from Hedge End;
- Potential impact upon the Eastleigh AQMA;
- Whilst mitigation measures have recently been implemented at junction 5 of the M27, and are due to be implemented at the Leigh Road / Passfield Avenue / Woodside Avenue junction imminently, it is unclear whether these mitigation measures will generate enough capacity to accommodate this option, potentially alongside others in the local vicinity.

5.235 Overall, whilst the sustainable options of travel to/from the site are very good, the predicted significant increase in the level of vehicle use to/from the site is likely to have a significant impact on the local highway network, particularly in combination with other local options, without substantial highway improvement (potentially in the form of new roads and links, i.e. the Chickenhall Lane link road). A new link road is proposed as part of this Option and work is being undertaken regarding the possible transport implications of this in the Eastleigh Borough Strategic Transport Assessment.

SA5: Protect and conserve natural resources

5.236 The Strategic Locations which form Option H generally indicate likely minor negative effects with regard to natural resources. Minor negative effects could occur through the sterilisation of these resources by development without prior extraction. There could be scope for some degree of prior extraction of these minerals and exploratory work would likely be required in order to investigate the mineral resource and the potential for its extraction. It is also noted that these locations would not be suitable for allotment or community farm uses and thus would not be contributing to provision of these.

5.237 An exception to the generally minor negative effects noted, is with regard to River Side where significant positive effects are noted for use of previously developed land rather than greenfield land.

SA6: Reduce air, soil, water, light and noise pollution

5.238 Overall, potentially significant negative effects are likely with regard to the impact of pollution on development at these locations. The River Side location falls within the Eastleigh Air Quality Management Area (AQMA) and both River Side and Northern Business Park are subject to significant noise impacts from the railway line and from aircraft using Southampton Airport located nearby. These effects are currently uncertain prior to consideration of uses and design/layout. To minimise negative effects, careful consideration would be required to the layout, particularly with regard to the residential component of the development proposed at River Side. Due to development primarily consisting of employment it is likely that these effects could be managed through remedial measures.

5.239 The Strategic Locations which comprise Option have been identified as having potentially significant negative effects with regard to increasing pollution. These negative effects are due to impacts arising from increased traffic generated by development at these locations which could adversely affect local air quality, the Eastleigh Air Quality Management Area (AQMA) and the nature conservation interest of the River Itchen SAC. These impacts are currently uncertain, particularly due to uncertainty around delivery of a link road (e.g. Chickenhall Lane link road), and further work would be required to investigate the transport and associated air quality impacts arising from development at these locations.

SA7: Plan for the anticipated levels of climate change

5.240 The Strategic Locations which comprise this option generally indicate a mixture of potential minor positive and minor negative effects with regard to climate change adaptation. Potential minor positive effects are noted due to scope for new green infrastructure provision as part of development at these Strategic Locations, although this has not been actively promoted as yet. Potential minor negative effects are noted with regard to flooding. Both Strategic Locations are identified as being at risk of surface water flooding and most of these are identified as being of 'less' surface water risk. Consideration of design and layout would be required to ensure negative effects do not occur.

SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range

5.241 A number of potential negative effects, including significant ones, have been identified in relation to this SA objective.

5.242 Both Strategic Locations which comprise Option H are within the scope of the Habitats Regulations Assessment Screening Criteria ⁴⁹ noted for being within 200m of the River Itchen SAC and also the River Itchen SSSI. The HRA ⁵⁰ of the Strategic Spatial Options makes the following points with regard to Option H:

- The southern-most area abuts River Itchen SAC. A buffer would need to be considered. To avoid any risk of air quality impacts this should be greater than 200m, and, to maintain the openness of this part of the SAC, a 400m buffer may be appropriate.
- For the purposes of this HRA, and to be precautionary, any development site which could involve piling within 100m of the River Itchen SAC or tributaries known/likely to be used by otters is screened in for the devising of site-specific measures at the planning application stage.
- Previous uses of the Eastleigh River Side Strategic Location could have been potential sources of contamination. These contaminants, if present, have the potential to migrate into the River Itchen SAC and adversely affect the habitats and species within it. Contaminants carried into the River Itchen SAC by surface water drainage and surface runoff, including sediment, could also have an adverse effect on the River Itchen SAC qualifying features.

5.243 Potential minor negative effects are noted for both locations with regard to protected species, and also Northern Business Park specifically for priority habitat:

- Protected species: Wet grassland and river banks associated with Northern Business Park could harbour water vole and provide foraging and movement corridors for otter, bats and grass snake. Whilst the River Side Strategic Location is an urban site with no opportunities for ground dwelling species, due to the proximity of the river, bats could be roosting within buildings if in a poor state of repair.

⁴⁹ HRA Screening Criteria: Sites which fall within 200m of an SAC/SPA/Ramsar or within 25m of a watercourse which ultimately drains into the River Itchen or River Hamble will require an HRA Screening Assessment to be undertaken by the Council.

⁵⁰ Habitats Regulations Screening Report, AECOM, November 2015

- Priority habitat: Whilst the Northern Business Park location is largely urban in nature it does contain what appears to be wet rough grassland associated with the Barton River. This should be retained to buffer the river and ensure no loss of important habitats.

SA11: Enhance the Borough's multifunctional green infrastructure networks

- 5.244 Generally, development at these Strategic Locations would be likely to have potential minor positive effects regarding green infrastructure. This is primarily due to the potential for new green infrastructure provision as part of development at both locations, although this remains uncertain at this stage. Opportunities also exist for Northern Business Park to connect to the Public Rights of Way network. A minor negative effect is noted for River Side which has no direct connections to the Public Rights of Way network.

SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities

- 5.245 These Strategic Locations are heavily influenced by the character of the airport and have limited visibility therefore development is unlikely to result in significant effects on the surrounding landscape or the identity of settlements. Development at Northern Business Park would result in a change in the character of the area, but in the context of adjoining industrial and airport related uses.

SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance

- 5.246 Development at these Strategic Locations is unlikely to have significant effects with regard to cultural heritage. The potential for a minor negative effect is noted with regard to development at Northern Business Park where two pillboxes are located. The possible minor negative effect is currently uncertain prior to obtaining further information with regard to design and layout at this location.

Summary

Potentially significant positive sustainability effects of this option:

- The redevelopment of these Strategic Locations is likely to result in significant positive effects with regard to **SA2: Safeguard and improve community health, safety and wellbeing, SA3: Develop a dynamic and diverse economy** and **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice** primarily due to the accessibility of these locations to sustainable transport options, existing employment and the facilities and services of Eastleigh town centre. A new road link is proposed as part of this Option, but its delivery is currently uncertain.

Potentially significant negative sustainability effects of this option:

- Although the accessibility of this location to existing facilities, employment and sustainable transport options is noted above, it is still likely that development as this location will result in increased traffic which may impact congestion, Eastleigh AQMA and the nature conservation interest of the River Itchen SAC resulting in potential significant negative effects with regard to **SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice, SA6: Reduce air, soil, water, light and noise pollution** and **SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range**. A new road link is proposed as part of this Option, but its delivery is currently uncertain.

SA findings for the Strategic Growth Option and reasonable alternatives

- 5.247 This section describes the assessments findings for the five Strategic Growth Options (SGOs) considered for inclusion in the Local Plan. These options were based on the Strategic Spatial Options presented above. While the assessment of the Strategic Spatial Options was based on the constituent Strategic Locations, SGOs were assessed as a whole, in their own right. This is because the SGOs do not exactly overlay the previously assessed Strategic Spatial Options or Strategic Locations, since some areas have been added, deleted or combined. The differences, along with the availability of further evidence, were considered substantial enough to undertake a new assessment for each SGO. These options were assessed in February and March 2018 and results were presented to EBC in an internal summary note in March 2018.
- 5.248 The names of the SGOs reflect which Strategic Spatial Option they are based on. Four of the previously assessed Strategic Spatial Options were not carried forward by the Council as SGOs. These are listed in **Table 5.11**, along with the reasons that they were not carried forward.

Table 5.11: Reasons for not considering Strategic Spatial Options as Strategic Growth Options (SGOs)

Strategic Spatial Option	Reason for not considering as SGO
A: Extensions to settlements	This consists of a series of smaller sites, which are now assessed as 'greenfield site allocations' (see Chapter 8).
F: Extending Hedge End to the north-east and Botley to the north	This consists of a series of smaller sites, which are now assessed as 'greenfield site allocations' (see Chapter 8).
G: Hamble Airfield	This SGO is no longer considered appropriate for housing-led development as it is allocated by the County Council for sand and gravel extraction and then restoration to grazing, nature conservation, open space, public access and woodland. In addition, EBC has agreed that there should be no significant development in the Hamble peninsula due to transport and countryside gap issues.
H: Redevelopment of Eastleigh Riverside for employment uses	This SGO is not currently and was not previously considered appropriate for housing-led development as it was considered at Issues and Options stage for employment uses.

Strategic Growth Options considered

- 5.249 Five possible SGOs were considered for inclusion in the Local Plan. These are shown in **Figure 5.1** to **Figure 5.5** and listed below:
- SGO B/C: Expansion of Bishopstoke and Fair Oak to the north and east.
 - SGO C: Expansion of Fair Oak to the east and north.

- SGO D: Expansion of Bishopstoke to the south and Horton Heath to the west, plus land immediately to the northeast of Fair Oak a.
- SGO D: Expansion of Bishopstoke to the south and Horton Heath to the west, plus land immediately south of Option D and the railway line.
- SGO E: Extension of West End to the north of the M27, plus land immediately to the northeast of Fair Oak b.

- 5.250 A summary of the assessment of these SGOs is presented below. The full appraisals can be found in **Appendix 6**. All site/location assessments at the options stage were undertaken based on the site boundaries only, allowing them to be assessed on a consistent basis. This served to highlight sustainability issues, some of which may be capable of being mitigated by site-specific requirements in allocation policies or by criteria-based policies applying to all sites. The assessments of allocated sites/SGOs take into account the mitigation available from such site-specific requirements and the assessment of the plan as a whole, in **Chapter 10**, considers how other policies within the plan may contribute to this.
- 5.251 Note that Option B/C includes a link road between Mortimers Lane, to the north of Fair Oak and Allbrook and an alternative without the link road is not considered reasonable.
- 5.252 The development of the SGOs and a summary of the results of various evidence base studies are detailed in the Assessment of Strategic Growth Options (SGOs) Draft Background Paper (December 2017). The information contained in this Draft Background Paper and the studies discussed within it have been used to inform the SA, where relevant. Details of the evidence used in the assessment of each appraisal question are set out in **Appendix 4**.
- 5.253 As set out in **Appendix 4**, some assessments were based on the previous assessments of the relevant strategic spatial options and strategic locations. This was restricted to where there were no other, more up to date, sources of information available.

Figure 5.1: Location of SGO B/C and associated link road

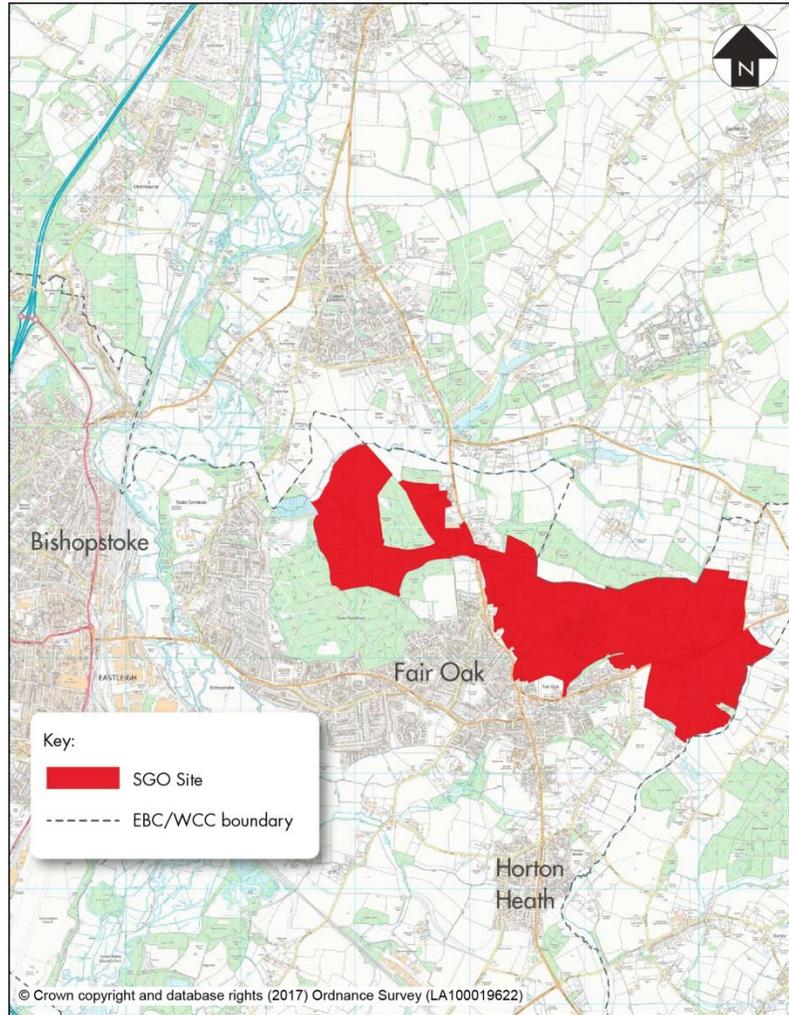


Figure 5.2: Location of SGO C

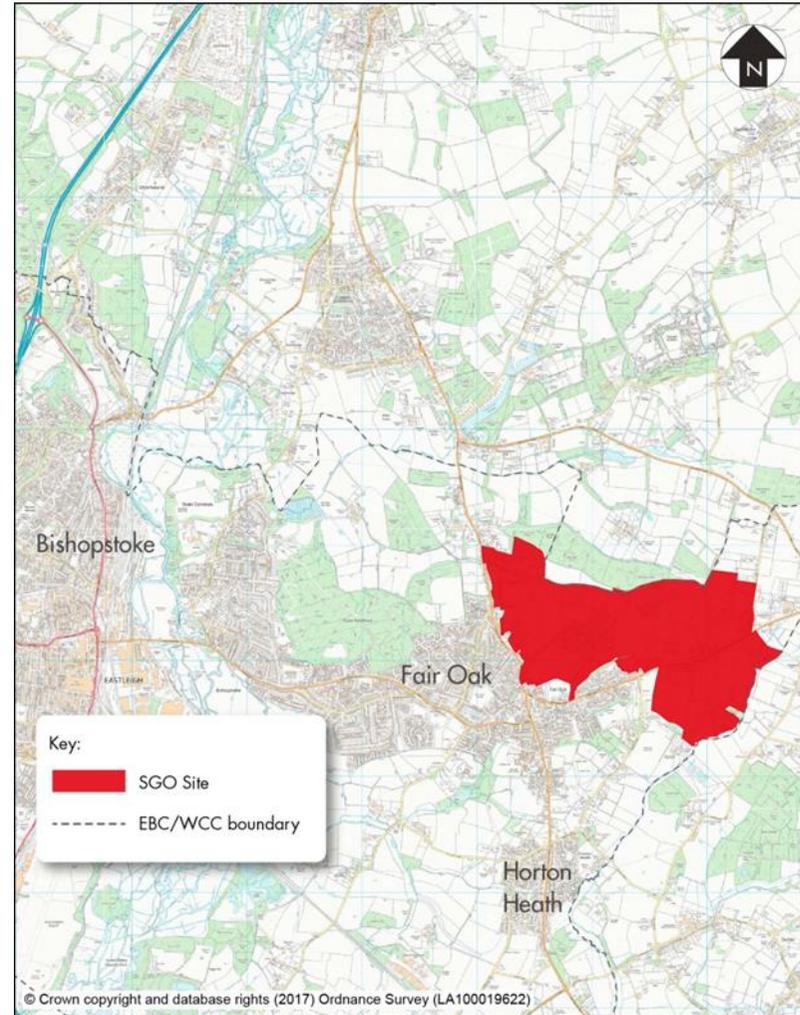


Figure 5.3: Location of SGO D plus land immediately north east of Fair Oak a

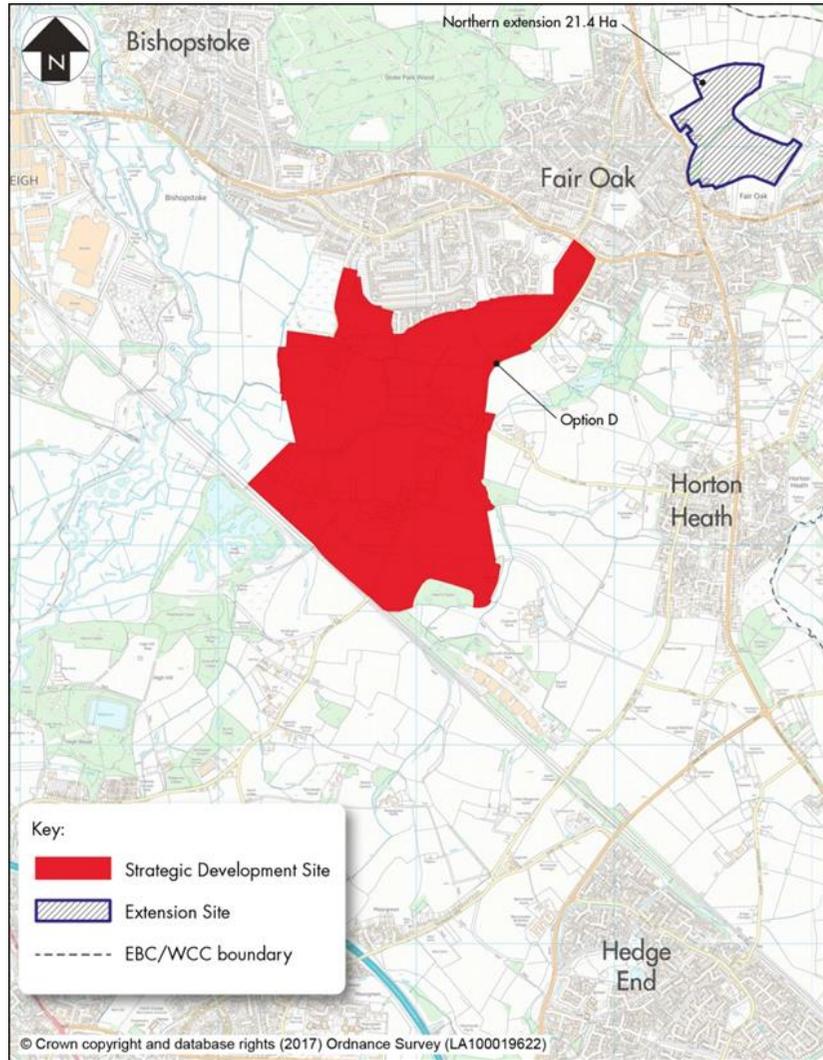


Figure 5.4: Location of SGO D plus land immediately south of Option D and the railway line

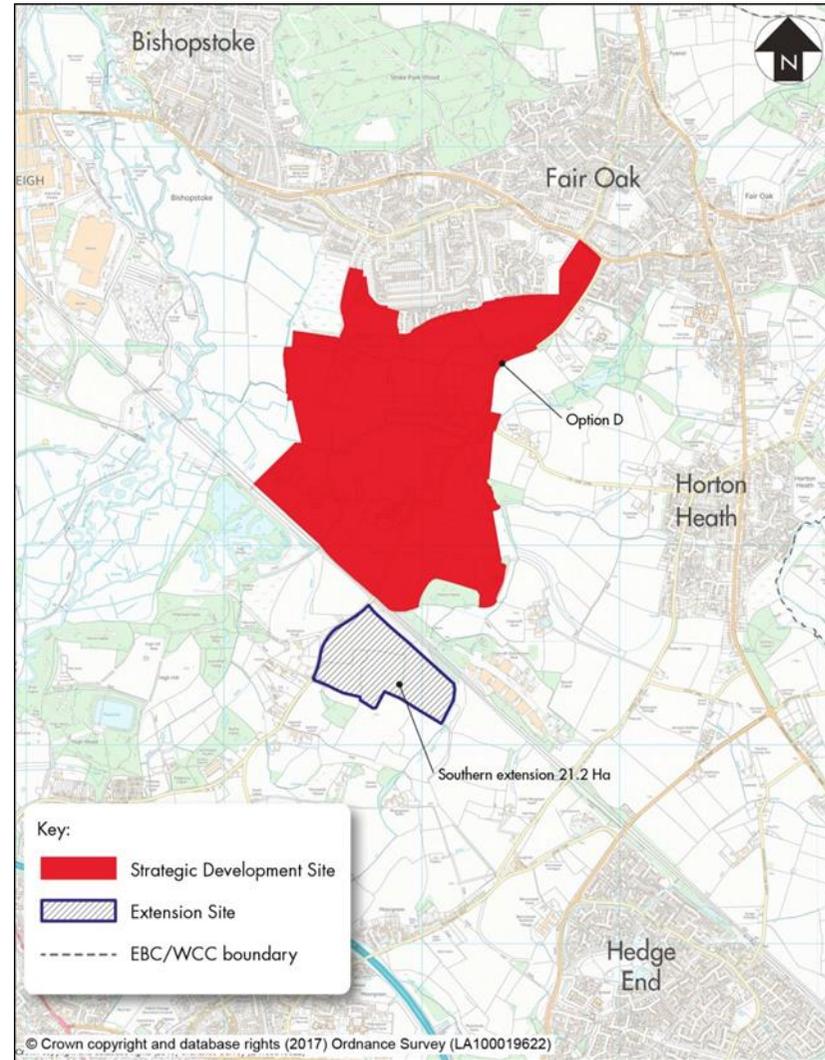
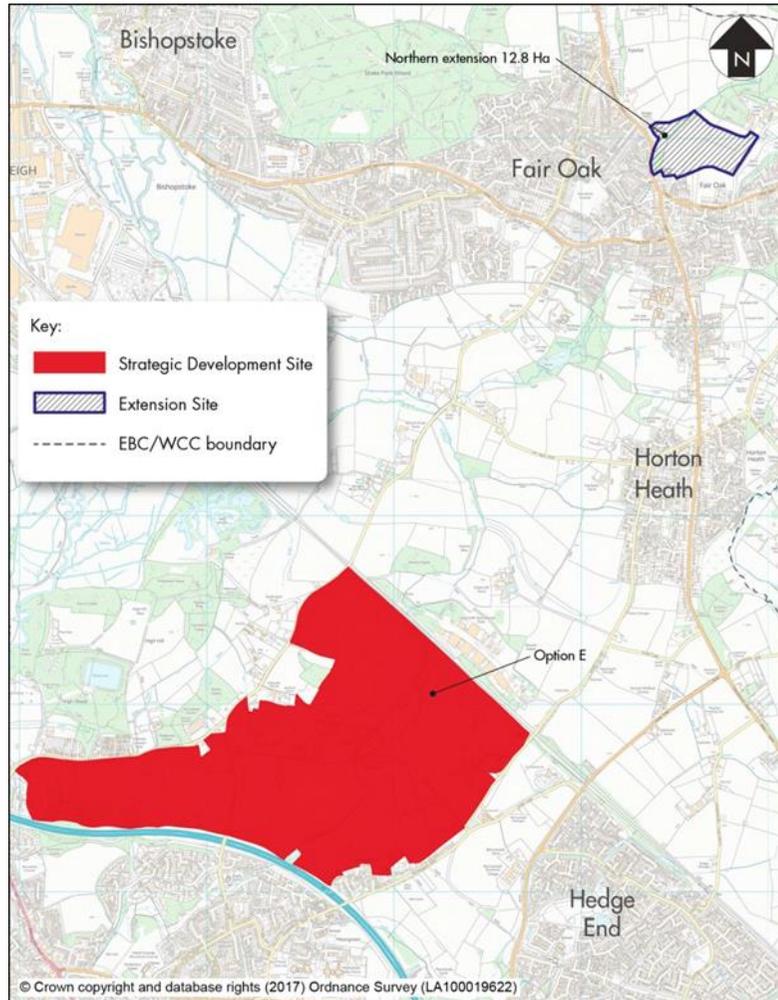


Figure 5.5: Location of SGO E plus land immediately north east of Fair Oak b



- 5.254 EBC has decided that all SGOs should be capable of providing at least 3,350 homes and 30,000 sq m employment floorspace (note that SGO C allows for slightly less than this, at 25,417 sq m), in order to meet the shortfall in the overall housing and employment trajectory. The main areas of Option D and Option E do not provide sufficient housing and employment alone and these SGOs therefore include supplementary sites to increase their housing and employment capacity. In the assessment matrices for these SGOs, mixed scores are given where the assessment of the main site differs from that of the supplementary site. The score relating to the main part of the site is given first, followed by the score for the supplementary site. It should be noted that these effects for the two parts of the SGO should not necessarily be equally weighted as the majority of development will be located on the main part of the site where the magnitude of effects is likely to be greater. While this supplementary land is described as 'land immediately to the northeast of Fair Oak' for two SGOs, the boundary of the supplementary land is not exactly the same for both these options; they are therefore distinguished in the SA as 'Land immediately northeast of Fair Oak a' and 'Land immediately northeast of Fair Oak b'. The supplementary site being considered for Option E is smaller than that being considered for Option D.
- 5.255 The SGO assessments presented in this chapter are based on the SGO boundaries and the mix of uses detailed in **Table 5.12**. The Council sent this table to LUC to provide an equal basis for assumptions regarding the level of development, services and facilities that would be provided by each SGO, in order for the SGOs to be assessed on a like for like basis. Potential ecological, landscape and other mitigation that might be provided in a site allocation policy was not taken into account in the assessments of the strategic options below since allocation policies have only been drafted for the preferred SGO. This ensures a 'level playing field' for the assessment. In reality, many of the adverse effects are likely to be able to be mitigated to some extent, for example by policy requirements for appropriate masterplanning, or for environmental mitigation.
- 5.256 SGO B/C was selected by the Council to be taken forward in the Proposed Submission plan and is allocated by Strategic Policy S5, which includes additional detailed development requirements that are not available for all SGOs. **Table 5.13** presents the assessment results for SGO B/C on the basis of its location and the information provided in **Table 5.12** only. As such, all SGO assessments presented in this chapter have been undertaken on a like for like basis.
- 5.257 The assessment of Strategic Policy S5 is included in **Chapter 6**. In addition, an overview of how SGO B/C performs in sustainability terms in comparison to the other SGOs has been included in **Appendix 7**.

Table 5.12: Summary table of mix of uses to be included in each SGO

	Options B/C	Option C	Source	Option D	Option D supplement (either north east of Fair Oak or south of D)	Source	Option E	Option E supplement (north east of Fair Oak)	Source
Approximate total area (hectares)	330 ha. This option also includes a link road from Mortimer's Lane to Highbridge Road	224 ha.		148 ha.	21.2ha – 21.4ha		189 ha.	12.8 ha	
Number of Homes	5,200	4,204	EBC emerging masterplan	2,744	606	EBC Calculation	3,003	347	Developer masterplan
Affordable housing	35%	35%	EBC Local Plan target	35%	35%	EBC Local Plan target	35%	35%	EBC Local Plan target
Employment (Sq M)	30,000	25,417	EBC emerging masterplan	20,700	9,300	EBC calculation (3% of total SGO D site area, as per B/C and E; and remainder in FO supplement to make 30,000 sq m)	22,590	7,410	Developer masterplan [assumed no employment in additional areas around developers land] and EBC calculation to convert ha to sq m (supplement floorspace brings

	Options B/C	Option C	Source	Option D	Option D supplement (either north east of Fair Oak or south of D)	Source	Option E	Option E supplement (north east of Fair Oak)	Source
									total to 30,000 sq m)
Retail	1 District Centre -2,300 sq m (gross) foodstore -2,300 sq m (gross) other retail -2 local centres	1 District Centre -2,300 sq m (gross) foodstore -2,300 sq m (gross) other retail -1 local centre	EBC emerging masterplan	1 District Centre -2,300 sq m (gross) foodstore -2,300 sq m (gross) other retail	1 Local centre	EBC judgement that district centre appropriate for option D. Size based on masterplan for B/C	1 local centre -2,000 sq m (gross) retail total	1 Local centre	EBC judgement, as explained in SGO paper (Developers masterplan allows larger area, but EBC considers too large for this development)
Schools	1 secondary school; 3 primary schools	1 secondary school; 2 primary schools	Dialogue with HCC education	2 primary schools	None	Dialogue with HCC education	2 primary school	None	Dialogue with HCC education
New doctors surgery	Yes	Yes	EBC assumption	Yes	No	EBC assumption	Yes	No	EBC assumption
Community Hall	Yes	Yes	EBC assumption	Yes	No	EBC assumption	Yes	No	EBC assumption

	Options B/C	Option C	Source	Option D	Option D supplement (either north east of Fair Oak or south of D)	Source	Option E	Option E supplement (north east of Fair Oak)	Source
New bus routes / stops	Yes – new bus routes as per EBC Public Transport Assessment	Yes	EBC	Yes – new bus routes as per EBC Public Transport Assessment	No	EBC	Yes – new bus routes as per EBC Public Transport Assessment	No	EBC
Open Space	112ha (40% of total site area, and more outside in developers ownership)	40% of total site area	EBC emerging masterplan	61ha (40% of total site area)	1.95 ha	EBC calculation (Supplementary area = plans amenity standards)	74ha (44% of total site area)	1.1ha	Developers masterplan (Supplementary area = plan's amenity standards)

Table 5.13: SA scores for Strategic Growth Options^{51,52,53}

	Option B/C (Figure 5.1)	Option C (Figure 5.2)	Option D plus land immediately to the north east of Fair Oak (a) (Figure 5.3)	Option D plus land immediately south of the railway line (Figure 5.4)	Option E plus land immediately northeast of Fair Oak (b) (Figure 5.5)
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs					
1.1	++	++	++	++	++
1.2	+?	+?	+?	+?	+?
SA2: Safeguard and improve community health, safety and wellbeing					
2.1	++	++	++/+	++?	++/+
2.2	++	++	++/0	++?	++/0
2.3	+?/--	+?/--	+	+	+
2.4	++	++	++	++	++
2.5	0	0	+/0	+?/0	0
SA3: Develop a dynamic and diverse economy					
3.1(a)	--	--	--?	--?	--?
3.1(b)	--	--	--	--	--
3.1 (c)	++	++	++	++/--	--/++
3.1 (d)	--	--	--	--	-/--
3.1 (e)	++	++	++	++	++
3.2	+	+	+	+	+
3.3	0	0	0	0	0
3.4	+++	+++	+++/?	+++/?	++?

⁵¹ Where mixed scores are recorded for SGOs including a supplementary site (i.e. SGO D and SGO E), the score relating to the effects of developing the main site is given first, followed by the effects of developing the supplementary site (i.e. main site score/supplementary site score).

⁵² See Figure 2.1 for explanation of symbology.

⁵³ See Table 2.2 for details of each SA objective.

	Option B/C (Figure 5.1)	Option C (Figure 5.2)	Option D plus land immediately to the north east of Fair Oak (a) (Figure 5.3)	Option D plus land immediately south of the railway line (Figure 5.4)	Option E plus land immediately northeast of Fair Oak (b) (Figure 5.5)
SA4: Reduce road traffic and congestion through improved accessibility; reducing the need to travel and improving sustainable travel choice					
4.1	--	--	--?	--?	--?
4.2	--	--	--	--	--
4.3	++	++	++	++/--	--/++
4.4	--	--	--	--	-/--
4.5(a)	++	++	++	++	++
4.5(b)	-	-	+/-	+	++/-
4.6	++	++	++/0	++?	++/0
4.7	++	++	++	++	++
4.8	++	++	++/0	++?	++/0
4.9	++	++	++	++/--	-/++
4.10	0	0	+/0	+?/0	+/0
4.11	+	+	+	+/--	-?
SA5: Protect and conserve natural resources					
5.1	-?	-?	-?	-?/0	-?
5.2	-	0	-	-	--/0
5.3	-?	-?	-?	-?	-?
5.4	+?	+?	+?	+?	+?
SA6: Reduce air, soil, water, light and noise pollution					
6.1	-?	0	-?/0	-?	-?
6.2	--?	--	--?	--?	--?
SA7: Plan for the anticipated levels of climate change					

	Option B/C (Figure 5.1)	Option C (Figure 5.2)	Option D plus land immediately to the north east of Fair Oak (a) (Figure 5.3)	Option D plus land immediately south of the railway line (Figure 5.4)	Option E plus land immediately northeast of Fair Oak (b) (Figure 5.5)
7.1	+	+	+	+	+
7.2	--?	--?	--?	--?/0	--?
7.3	0	0	0	0	0
SA8: Minimise Eastleigh Borough's contribution to climate change					
SA9: Reduce waste generation and disposal					
SA10: Protect, enhance and manage biodiversity and geodiversity					
10.1	-	-	-	-	-
10.2	-?	-?	-?	-?	-?
10.3	-?	-?	-?	-?	-?
10.4	-?	-?	-?	-?	-?
10.5	-?	-?	-?	-?	-?
SA11: Enhance the Borough's multifunctional green infrastructure networks					
11.1	-?	-?	-?	-?	-?
11.2	0	0	+/0	+?/0	0
11.3	+	+	+	+	+
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape					
12.1	-?	-?	-?	-?	--?
12.2	--?	--?	--?	--?	--?
SA13: Protect and enhance and manage archaeological, historical and cultural heritage					
13.1	-?	-?	-?	-?	-?

SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs

- 5.258 All SGOs are expected to have significant positive effects with regards to SA Objective 1 (housing), as all will provide between 3,350 and 5,200 new homes.

SA2: Safeguard and improve community health, safety and wellbeing

- 5.259 All SGOs are expected to have significant positive effects with regards to 2.1, 2.2 and 2.4 as all will provide new community facilities, new health facilities and new public space. Effects are more mixed and uncertain for SGOs with a supplementary site as these services will generally be provided in the main part of the site. SGOs B/C and C are likely to have significant negative effects with regards to 2.3, as they would lead to loss of East Horton Golf Course. However, all SGOs have potential to provide new sports facilities, but it is unknown if any will come forward as part of development.

SA3: Develop a dynamic and diverse economy

- 5.260 All SGOs are likely to have significant negative effects with regards to 3.1(a), 3.1 (b) and 3.1(d). This is because all SGOs are further than 1400m from a major rail station, further than 1200m from a minor rail station and further than 800m from a semi-frequent bus route. This is partly because of the fact that areas of land large enough to accommodate SGOs will inevitably be rural and therefore are more likely to be distant from existing services. SGOs D and E could benefit from a new station on the railway line between Eastleigh and Hedge End, but it is very unlikely that this would come forward within the plan period. All SGOs are at least partly within 400m of an existing frequent bus route, and for SGOs B/C and C it may be possible to divert or extend this service to better serve new development. All SGOs would deliver a net gain in employment floorspace and would provide at least one new local or District centre.

SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice

- 5.261 Appraisal questions 4.1 to 4.5(a) are the same as 3.1 (a) to (e), therefore the same scores are repeated with regards to access to public transport. The SGOs are generally considered to have significant positive effects with regards to other appraisal questions under SA objective 4, reflecting the fact that all SGOs will provide new health facilities, District/local centres and schools. This is mixed and/or uncertain for those SGOs with supplementary sites as most new facilities will only be provided in the main part of the site. SGO D plus land immediately south of the railway line has mixed significant positive and significant negative effects. This is because the main site is within 800m of a secondary school but the supplementary site is located further than 2000m from one. SGO E has mixed minor negative and significant positive effects as the main site is located 1600 to 2000 metres from a secondary school, but the supplementary site is within 800 metres.

SA5: Protect and conserve natural resources

- 5.262 All SGOs are generally expected to have minor negative effects with regards to 5.1 to 5.3, as all are within a Mineral Safeguarding Area or Mineral consultation Area, on medium quality (Grade 3) agricultural land and will lead to loss of greenfield land. However, all could have minor positive effects on 5.4, as they could support allotments or community farms, but it is uncertain whether these would be incorporated into development.

SA6: Reduce air, soil, water, light and noise pollution

- 5.263 All SGOs are expected to have significant negative effects with regards to increasing pollution (6.2). This is because the scale of development for any SGO is expected to result in a significant increase in cars on the road, leading to related increased in traffic and pollution. SGO B/C is likely to mitigate this somewhat, as it includes a new east-west link road, which is expected to ensure no overall increases in traffic congestion, although this option also has potential to lead to negative effects on water quality, particularly in the River Itchen.

SA7: Plan for the anticipated levels of climate change

- 5.264 All SGOs are expected to have a minor positive effect with regards to 7.1 as all will provide new green infrastructure and will protect existing trees and other valuable GI assets. However, all are expected to have significant negative but uncertain effects with regards to 7.2, as at least part of the sites lie within Flood Zones 2 and/or 3, and/or include areas at 'less' or 'intermediate' risk of surface water flooding. However, effects may be avoided or mitigated by the layout and design of development.

SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range

- 5.265 All SGOs are likely to result in minor negative effects on biodiversity and no significant effects are expected with regards to SA objective 10. All SGOs have potential to affect the River Itchen SAC and SSSI, although any adverse effects on the integrity of the River Itchen SAC will be considered and avoided or mitigated as a result of the HRA process. All SGOs also either contain or are adjacent to locally designated biodiversity sites, ancient woodland and other habitats and species of biodiversity value. EBC has stated that development can take place without loss of woodland or SINC.

SA11: Enhance the Borough's multifunctional green infrastructure networks

- 5.266 None of the SGOs are expected to lead to significant effects with regards to SA objective 11. All SGOs incorporate TPO trees, resulting in minor negative effects on 11.1, but all will provide new green infrastructure, leading to minor positive effects with regards to 11.3.

SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities

- 5.267 Whilst none of the SGOs are within a designated settlement gap, all are likely to alter the current pattern of town and countryside due to the fact that by their nature all would result in development of large areas of land. SGO E has been assessed as having significant negative effects on the separation of neighbouring settlements (12.1), because, as a result of permitted development at Horton Heath, development of the SGO could leave little or no gap with Horton Heath. All SGOs are expected to have significant negative effects of landscape, views and/or settings, again due to their inevitable large size and the fact that they incorporate public rights of way, which will change from being in a rural context to an urban one. However, effects may be mitigated to some extent by the layout and design of development.

SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance

- 5.268 All SGOs are expected to have minor negative effects on cultural heritage, as all either include or are likely to affect the views to/from or setting of heritage assets. This is considered somewhat inevitable given the size of SGOs and may be mitigated by design and layout of new development.

6 SA findings for the Strategic Policies and reasonable alternatives

- 6.1 This chapter describes the assessments findings for the strategic policies set out in Chapter 4 of the Eastleigh Borough Local Plan and their reasonable alternatives, where applicable. Reasonable alternatives identified generally relate to the non-spatial policy options that were assessed in the SA of the Issues and Options document (2015). However, not all of the non-spatial policy options have been reflected in the Strategic Policies of the Proposed Submission Local Plan. Assessment matrices for other non-spatial policy options assessed in the SA of the Issues and Options (i.e. those that are not included as reasonable alternatives in this chapter) are presented in **Appendix 10**.
- 6.2 The assessments in this chapter generally consider each policy in isolation, so that the SA is transparent in identifying the likely positive and negative effects arising from each policy. However, assessments acknowledge other policies where these are necessary to interpretation of the strategic policy being assessed. For example, the SGO and related link road are key context for a number of other strategic policies. **Chapter 10** presents an assessment of cumulative effects and therefore the effects of certain policies on other policies within the Local Plan are considered in that part of the appraisal.
- 6.3 All tables summarising the SA findings (in terms of scores) in this section use the symbology set out in **Figure 2.1**. See **Table 2.2** for details of each SA objective.

Sustainable Development

Strategic Policy S1, Delivering sustainable development

- 6.4 The Council did not identify any reasonable alternatives to this policy, as it is a requirement of the NPPF. The potential sustainability effects are as follows.

Policy S1, Delivering sustainable development	
SA Objective	S1
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	+
SA2: Safeguard and improve community health, safety and wellbeing	+/-?
SA3: Develop a dynamic and diverse economy	++
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+/-?
SA5: Protect and conserve natural resources	+
SA6: Reduce air, soil, water, light and noise pollution	+
SA7: Plan for the anticipated levels of climate change	++
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	++
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	+

Policy S1, Delivering sustainable development	
SA Objective	S1
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	++?
SA11: Enhance the Borough's multifunctional green infrastructure networks	+
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+

Description of effects in relation to SA objectives

- 6.5 This policy is expected to have positive effects against all SA objectives, as it seeks to promote sustainable development. Significant positive effects are likely with regards to SA objective 3: Economy, as it specifically states that development should maintain and help grow a high performing local economy. Significant positive effects are also expected with regards to SA objectives 7: climate change adaptation and 8: Climate change mitigation, as the policy states new development should be adaptable to climate change and minimise energy use, as well as promoting sustainable modes of transport. As the policy seeks to protect existing habitats, but also to link up and create new habitats, a significant positive effect has been recorded against SA objective 10: Biodiversity and geodiversity. However, this effect is uncertain as extending natural habitats into new developments could be positive for encouraging people to connect with nature, but could also increase recreational impacts at more sensitive sites.
- 6.6 Potential minor negative, but uncertain, effects have been identified against SA objective 2: health, as maximising density of development may adversely impact mental wellbeing, although this may be mitigated by good design. Maximising density of development could also lead to traffic hotspots in areas where many car owners live, although alternatively maximising density of development could ensure local services and facilities are accessible to more people.

New development

Strategic Policy S2, Approach to new development

- 6.7 This policy sets out the minimum quantum of new dwellings, employment floorspace and related transport infrastructure, open space, sports facilities and other community facilities to be delivered over the plan period. The text below is taken from the SA of the Issues and Options document and sets out the alternatives considered with regards to quantum of development to be delivered over the plan period. Please note that the options presented below are based on a plan period of 2011-2036, whereas the plan period is now 2016-2036.

Assessment of housing quanta options

- 6.8 A series of 'general housing requirements' policy options (hereafter referred to as the housing quantum options) were identified by the Council and subject to SA. These seek to make provision for between **552 and 830 dwellings per annum** over the 25 year Plan period 2011-2036 or between **13,800 and 20,750 new dwellings in total**.
- 6.9 The housing quantum options set out in the Issues and Options document are summarised in **Table 6.1** along with the Council's reasons for selecting these. A number of other options are briefly described in the Issues and Options document but the Council is not taking these forward as they do not represent reasonable alternatives and as such they have not been subject to SA. The document also provides both a range and a midpoint for the number of dwellings per annum (dpa) that would be provided under each option; for ease of comparison between the options the SA assumes that the midpoint number of dwellings would be provided. A fuller description of how each option has been arrived at is contained within the Housing Background Paper (December 2015).

Table 6.1 Reasonable alternative housing quantum options

Option	Mid-point dpa	Total dwellings 2011-2036	Council's reasons for selecting option
Continuing past trends - Not taken forward as a reasonable alternative	497	12,425	This option sees a continuation of what has been delivered in the past. It results in a range of 478-515 dwellings per annum. This is important as it helps to provide context for the other scenarios. However, it is not compliant with National Planning Policy or an accepted methodology for determining housing requirements. Therefore this is not an option open to the Council and is not an approach which will be taken forward.
Economic projections - Not taken forward as a reasonable alternative	524	13,100	This methodology considers the likely level of housing required to support the levels of predicted economic growth and that required to support the aspirations of the Solent Growth Plan published by the Local Enterprise Partnership. The most recent figures for those scenarios indicate a range of 496-552 dwellings per annum. Given the available evidence it is again considered by the Council that the levels of housing indicated are not compliant with National Planning Policy and therefore not an option open to the Council and not an approach which will be taken forward in this Local Plan process. However, it does indicate that plans for economic growth will be supported by the likely levels of housing growth demanded by the NPPF.
A. Eastleigh Borough Housing Needs study	552	13,800	This option is based on the objectively assessed need identified by the Council's June 2015 Housing Needs Study ⁵⁴ . The study states that its methodology fulfils the key requirements for a Strategic Housing Market Assessment (SHMA) and as such is presented as an update to the January 2014 South Hampshire SHMA published by the Partnership for Urban South Hampshire (PUSH). The Study builds upon the 2012-based household projections figure of 520 dwellings per annum and concludes that 563 is an appropriate figure. The housing background paper, taking a precautionary measure, also notes 584 dwellings per annum could be used as a starting point. Overall therefore a range of 520-584 dpa is considered as a basis for appraisal.
B. PUSH SHMA	646	16,150	The last published document at a sub-regional level was the SHMA published by PUSH in January 2014 ⁵⁵ . That produced a range of housing options; the preferred option for the Borough was 615 dpa. The Inspector examining the previous Local Plan considered at that time that market signals indicated this figure should be increased by 10%, to approximately 677 dpa. Therefore the range to be considered based on the January 2014 PUSH SHMA

⁵⁴ Eastleigh Borough Council Housing Needs Study: Final Report, JG Consulting, June 2015.

⁵⁵ South Hampshire Strategic Housing Market Assessment, GL Hearn for Partnership for Urban South Hampshire: Final Report January 2014.

			is 615-677 dpa.
C. Local housing market options	745	18,625	This option provides for a level of housing which could rebalance the local housing market. Increasing the amount of development will provide more affordable housing and reduce reliance on the private rented sector (an issue identified by the previous Local Plan Inspector) and provide additional housing to meet wider housing needs in the Southampton housing market area. These methodologies provide a range of 743-747 dpa.
D. Sub-regional development	830	20,750	This option looks at the impacts of concentrating housing development in Eastleigh Borough to meet the needs of the Southampton housing market area. It considers the implications of development being focused in Eastleigh Borough as a result of unmet need elsewhere. Based on one methodology, this could give rise to housing need of 830 dpa.

Effects of policy options in relation to SA objectives

- 6.10 To put the scale of growth provided by the quantum options in context, **Table 6.2** sets out the proportional growth they represent relative to the 1 April 2011 housing stock of 53,400 dwellings⁵⁶, as well as an estimate of the area of land that might be required to accommodate the scale of development if all development were to take place at a density of 35 dwellings per hectare (dph).

Table 6.2 Context for scale of housing growth

Measure of growth	Quantum option			
	A	B	C	D
Growth in 1 April 2011 housing stock (%)	26%	30%	35%	39%
Area of land required at 35 dph (hectares)	394	461	532	593

- 6.11 The SA scores for the reasonable alternative housing quantum options are shown in **Table 6.2**. This is followed by a broad description of the various effects, focussing on those that are judged to be significant. The assessment assumes that the stated numbers of dwellings can actually be delivered; the actual average completions figure in the period 2001-2015 was 408 dpa⁵⁷. The assessment of the quantum options is concerned with the total amount of development rather than its location. A general assumption is made that development will be delivered in accordance with the principles in the National Planning Policy Framework.
- 6.12 As set out in the Issues and Options document, the Council anticipates that some 10,000 dwellings will come forward on sites with planning permission and windfall brownfield sites during the Plan period. The balance of the housing requirement, approximately 4,000-10,000 homes (depending on the quantum option selected), would come predominantly from new sites allocated through the Local Plan. Since the SA does not assess sites which have already been given planning permission or windfall sites which are inherently uncertain, it is not possible to make a direct link between the sustainability performance of the quantum options and development at specific locations. The SA of the quantum options is therefore necessarily presented in general terms.

⁵⁶ Table 125 Dwelling stock by local authority district:2001- 2014, Office for National Statistics,

⁵⁷ Authority Monitoring Report 2013-2014, Eastleigh Borough Council, September 2014.

Table 6.3 SA scores for housing quantum options

General housing requirements - policy options:								
A. Eastleigh Borough Housing Needs study (552 dpa / 13,800 dwellings)								
B. Published information on wider housing needs (646 dpa / 16,150 dwellings)								
C. Local housing market options (745 dpa / 18,625 dwellings)								
D. Concentrating sub-regional development (830 dpa / 20,750 dwellings)								
SA Objective	A	B	C	D				
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	+	++	++	++?				
SA2: Safeguard and improve community health, safety and wellbeing	0	0	0	0				
SA3: Develop a dynamic and diverse economy	+	+	+	+				
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	-?	--?	--?	--?				
SA5: Protect and conserve natural resources	-?	-?	-?	--?				
SA6: Reduce air, soil, water, light and noise pollution	+?/-?	+?/--?	+?/--?	+?/--?				
SA7: Plan for the anticipated levels of climate change	0	0	0	-?				
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	-?	-?	-?	--?				
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0	0	0				
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	-?	--?	--?	--?				
SA11: Enhance the Borough's multifunctional green infrastructure networks	+?/-?	+?/-?	+?/-?	+?/-?				
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	-?	--?	--?	--?				
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	-?	-?	-?	--?				

6.13 In relation to **social or community-related sustainability objectives**, the housing quantum options are predicted to have generally significant positive effects (++) in relation to SA objective 1: Housing provision and negligible effects in relation to SA objective 2: Community health.

6.14 The significant positive effects on SA objective 1: Housing provision are due to the large numbers of new dwellings likely to be provided over the plan period and the contribution of these to meeting total housing need as well as the likely contribution to specific types of need, particularly affordable housing. For Option A, however, the midpoint provision figure of 552 dpa is less than the 563 dpa described by the Eastleigh Borough Housing Needs Study⁵⁴ as representing a "reasonable objective assessment of need" (the upper end of the 520-584 dpa range considered under Option A would satisfy this level of need but as explained above, the SA has been carried out on the basis of the midpoint of each range). Furthermore, the objectively assessed need figure recommended by that study is based on demographic trends plus market signals with no uplift to rebalance the affordable "market". For this reason Option A is judged only to have a

minor positive (+) effect on SA objective 1: Housing provision. There is judged to be some uncertainty as to whether the high level of annual housing provision under Option D could actually be delivered, given that it is so much greater than recent delivery rates, resulting in an uncertain significant positive effect for that option.

- 6.15 Higher housing numbers could put pressure on existing community health and wellbeing related services and infrastructure such as healthcare facilities. At the same time, higher housing numbers could help to deliver or make contributions towards additional services and infrastructure. The net effect is judged likely to be negligible.
- 6.16 In relation to the **economy**, all four of the housing quantum options are judged likely to have minor positive (+) effects on SA objective 3: Economy by stimulating the construction market and providing employment opportunities and investment in the Borough during construction of additional housing. The Eastleigh Borough Housing Needs Study⁵⁴ concludes that “economic projections do not suggest any particular need to increase housing provision in the Borough” above that provided by Option A.
- 6.17 In relation to **environmental objectives** (SA objectives 4 to 13), the housing quantum options are generally judged to be likely to have negative effects because of the relatively large scale of associated development and the fact that much of this is likely to be on greenfield sites⁵⁸. Higher growth options are generally judged to be capable of more significant negative effects on the environment because of the larger scale of development. Increasing amounts of residential development are assumed to be likely to result in:
- More road traffic growth and associated emissions of pollutants and greenhouse gases with negative effects on SA objective 4: Road traffic / congestion and SA objective 8: Climate change mitigation.
 - Greater consumption of natural resources for housing construction and occupation and greater potential for loss of higher quality agricultural land, with negative effects on SA objective 5: Natural resources.
 - Increasing land take and greater associated difficulty in finding sites that avoid higher flood risk areas (with negative effects on SA objective 7: Climate change adaptation) or that avoid more sensitive environments such as those with higher value for biodiversity and geodiversity (negative effects on SA objective 10), landscape and townscape (negative effects on SA objective 12), or cultural heritage (negative effects on SA objective 13).
- 6.18 The negative environmental effects described above are generally subject to uncertainty because the extent of effects will depend on the location of new housing sites, the provision of adequate infrastructure and new services and facilities to accommodate the new development (including public transport provision), and the incorporation of sustainable design and construction measures that could help to mitigate potential effects.
- 6.19 A potential for significant negative effects was identified for many of the Strategic Spatial Options in relation to SA objective 4: Road traffic / congestion, SA objective 10: Biodiversity and geodiversity, and SA objective 12: Landscape and townscape. The largest Strategic Spatial Option proposes 5,000 dwellings. Given the Council’s estimate that some 10,000 dwellings will come forward on sites with planning permission and windfall brownfield sites during the Plan period, Quantum Options B, C and D would therefore be likely to require development of at least two Strategic Spatial Options. On this basis it is judged that Quantum Options B, C and D would be likely to result in the potential for significant negative effects on these three SA objectives:
- SA objective 4: Road traffic / congestion – whilst very few significant negative effects were identified for individual Strategic Spatial Options against this SA objective, cumulative assessments for Strategic Spatial Options, informed by the Council’s Transport Background

⁵⁸ The Council estimates that approximately 4,300 dwellings could be accommodated on windfall sites within the urban edge during the Plan period; the balance of the housing requirement is likely to be accommodated on predominantly greenfield sites, both those on greenfield sites previously allocated by the 2011-2029 Local Plan and the new sites identified in the Strategic Spatial Options and constituent Strategic Locations.

Paper identify the potential for significant negative effects in many cases, both in terms of the direct effect of increased congestion and indirect effects such as potential worsening of air quality in the Eastleigh AQMA and potential negative air pollution effects on the designated biodiversity interest of the River Itchen.

- SA objective 10: Biodiversity and geodiversity – potential significant negative effects were identified for many individual Strategic Locations because they are within 200m of an SAC, SPA or Ramsar site or within 25m of a watercourse which ultimately drains into the River Itchen or River Hamble. Initial HRA Screening indicates that it should be possible to avoid adverse effects on these European sites provided that appropriate mitigation is implemented, for example appropriately designed buffer zones between development and watercourses draining to European sites. Consideration of a wide range of potential biodiversity impacts has identified potential cumulative effects for many Strategic Spatial Options.
- SA objective 12: Landscape and townscape – whilst effects of developing individual Strategic Locations are assessed as having generally minor negative effects, significant cumulative effects are identified for many Strategic Spatial Options, for example in relation to setting of settlements or valued features, the open character of the landscape, long views or gaps between settlements.

6.20 The housing quantum options are judged likely to increase the likelihood of air, soil, water, light and noise pollution associated with the construction and/or occupation of new houses. Implementation of good practice approaches to construction and regulatory requirements outside of the planning system mean that these effects on SA objective 6: Pollution are judged likely to be only minor negative effects with uncertainty for Options A and B. For Options C and D, however, the higher amount of growth is assumed to result in a need to locate new housing where it may be affected by significant noise generating uses nearby and/or air pollution (e.g. where the locations are within Air Quality Management Areas). It also increases the likelihood of significant air pollution from additional road traffic. Minor positive effects with uncertainty (+?) on this SA objective are the result of the potential for new development to facilitate remediation of land affected by contamination.

6.21 The land take required for housing development under all quantum options may increase the likelihood that existing green infrastructure networks would be diminished or fragmented with minor negative effects (-) on SA objective 11: Green infrastructure, although these are uncertain (?) as they will depend on the location and design of new development, as discussed above. However, green infrastructure could be incorporated into the design of large-scale housing developments, and could help to improve linkages between existing areas. Minor positive effects with uncertainty (+?) on this SA objective are therefore also possible, given the potential for new development to contribute to new or enhanced green infrastructure.

Other quantum options

6.22 The Issues and Options document also considered different levels of need for homes for travelling communities and for employment land. At this stage, LUC's reading of the consultation document was that it was limited to discussing the evidence on different levels of need and seeking consultees' views on that evidence. Since no development options were put forward for meeting the identified need, it was not possible to carry out SA of quantum options on these aspects of the Local Plan. To provide guidance on the sustainability effects that may be identified at later stages of plan making, the following brief commentary was provided.

Homes for travelling communities

6.23 The most recent assessment⁵⁹ of the accommodation needs of these communities over the period 2011-2036 identified the following needs:

- Five additional pitches in Eastleigh for the four households that meet the August 2015 planning definition of a Gypsy or Traveller.

⁵⁹ Opinion Research Services (2017) Eastleigh Gypsy and Traveller Accommodation Assessment

- Up to four additional pitches for the 11 households that may meet the August 2015 planning definition of a Gypsy or Traveller ('unconfirmed households').
- Six additional pitches for the four households who do not meet the August 2015 planning definition of a Gypsy or Traveller.
- Three pitches for households that meet the August 2015 planning definition of a Travelling Showperson, from identified in-migration.
- Up to two additional plots for the four Travelling Showperson households that may meet the August 2015 planning definition of a Travelling Showperson ('unconfirmed households').

6.24 There are no Travelling Showpeople in Eastleigh who do not meet the planning definition. Further information on how these needs have been calculated is given in the 2017 Eastleigh Gypsy and Traveller Accommodation Assessment.

6.25 Provision in full for the scale of need identified above would be likely to have significant positive effects in relation to SA objective 1: Housing provision; partial provision would be likely to have a smaller positive effect. Minor negative effects may arise in relation to environmental SA objectives such as SA objective 5: Natural resources; SA objective 6: Pollution; SA objective 10: Biodiversity and geodiversity; SA objective 12: Landscape and townscape; and SA objective 13: Cultural heritage. These are likely to be uncertain and will depend on the particular location, layout and design of development.

Employment land requirements

6.26 In June 2015 the Council consulted on a briefing note⁶⁰ setting out the potential future employment land requirements for the Borough. This concluded that between 115,500 m² and 142,100 m² of additional employment floor-space may be required within the Borough by 2036. Further work will be required to revisit the requirement.

6.27 Provision in full for the scale of need identified above would be likely to have significant positive effects in relation to SA objective 3: Economy; partial provision would be likely to have a smaller positive effect. Negative effects may arise in relation to environmental SA objectives such as SA objective 4: Road traffic / congestion; SA objective 5: Natural resources; SA objective 6: Pollution; SA objective 8: Climate change mitigation; SA objective 10: Biodiversity and geodiversity; SA objective 12: Landscape and townscape; and SA objective 13: Cultural heritage. Smaller effects would be associated with smaller scales of provision of employment floorspace. These effects are likely to be uncertain and will depend on the particular location, layout and design of development.

Assessment of Local Plan policy

6.28 Policy S2 of the Local Plan sets out quantum options for a range of development types, including a total of 14,580 new homes. This housing target is based on Option B, PUSH SHMA, rolled forward to 2036 and taking account of completions since 2011. The effects of Policy S2 as a whole are set out below.

⁶⁰ Eastleigh Borough Local Plan 2011-2036 Technical Consultation on Development Requirements: Economy and Employment Land Briefing Note, June 2015

Policy S2, Approach to new development	
SA Objective	S2
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	++
SA2: Safeguard and improve community health, safety and wellbeing	++?
SA3: Develop a dynamic and diverse economy	++
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	--?
SA5: Protect and conserve natural resources	-?
SA6: Reduce air, soil, water, light and noise pollution	+?/--?
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	--?
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	--?
SA11: Enhance the Borough's multifunctional green infrastructure networks	+?/--?
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	--?
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	-?

Description of effects in relation to SA objectives

- 6.29 This policy will have significant positive effects with regards to SA objective 1: Housing provision and SA objective 3: Economy, as it sets out minimum quanta of development required for housing and employment over the plan period, which are expected to meet the requirements of the Borough. Significant positive effects may also occur in relation to SA objective 2: Community facilities as the policy promotes deliver of transport and community infrastructure to meet the needs of the development levels proposed. However, as this is not quantified it is uncertain what standards will be used to ensure this is sufficient.
- 6.30 Potential significant negative effects have been identified against SA objectives 4: Road traffic/congestion; 6: Pollution; 8: Climate change mitigation; 10: Biodiversity and geodiversity; and 12: Landscape and townscape. This relates to the fact that the plan proposes large-scale development, which will require an area of land-take such that effects on biodiversity and landscape are likely to be inevitable. However, having the Local Plan in place will help anticipate these effects and therefore provide an opportunity for early and effective mitigation measures to be put in place, which is unlikely to happen if the same level of development were to come forward without a plan in place. These quanta of development will result in and respond to a greater number of people living and working in the Borough, and therefore are likely to result in increased traffic and associated increases in air pollutants and greenhouse gases. The requirement to provide related transport infrastructure may help to address these issues, but it is unlikely that a significant net increases in car use in the Borough will be avoided.
- 6.31 Minor negative effects are expected to arise with regards to SA objective 5: Natural resources; 11: Green infrastructure; and 13: Cultural heritage. This is because development is likely to result in a net increase in resource consumption and the scale of development is unlikely to be

able to avoid sterilisation of mineral resources or high/medium quality agricultural land, loss of green infrastructure and changes to the settings of heritage assets.

- 6.32 However, minor positive effects are also expected with regards to SA objective 6: Pollution and SA objective 11: Green infrastructure, as development may facilitate remediation of land affected by contamination and may contribute to new or enhanced green infrastructure.
- 6.33 Most of these effects are considered to be uncertain, as many depend on the exact location, layout and design of development and whether development incorporates any specific mitigation measures to address the negative effects identified.

Strategic Policy S3, Location of new housing

- 6.34 The Council did not identify any reasonable alternatives to this policy as a whole, although a number of reasonable alternatives were considered for the SGO and greenfield sites that are listed in the policy. The potential sustainability effects are as follows.

Policy S3, Location of new housing	
SA Objective	S3
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	+
SA2: Safeguard and improve community health, safety and wellbeing	+?/-?
SA3: Develop a dynamic and diverse economy	+?/-?
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+?/-?
SA5: Protect and conserve natural resources	+/-
SA6: Reduce air, soil, water, light and noise pollution	+?/-?
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+?/-?
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+/-
SA11: Enhance the Borough's multifunctional green infrastructure networks	+?/-?
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+?/-?
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	-?

Description of effects in relation to SA objectives

- 6.35 This policy sets out the amount of housing proposed in different areas of the Borough, in order to meet the housing target set out in Policy S1. The following assessment gives an overview of the likely effects of the proposed general distribution of development. More detailed assessments of the effects of each site allocation are presented for the detailed policies through which these are allocated. Note that sites with extant planning permission have not been subject to SA, as these are likely to be developed whether included in the Local Plan or not.
- 6.36 Minor positive effects have been identified in relation to SA objective 1: Housing, as although this policy doesn't set the quanta figures, it provides a way to achieve these and by promoting as much development as possible in existing urban areas it is expected to meet demand where it is needed most, while ensuring the identified target can be met by not restricting growth wholly to

urban areas. Focusing development within and on the edge of existing settlements is more likely to be within accessible distances of existing services and facilities, and therefore could have minor positive effects on SA objectives 2: Community health; 4: road traffic/congestion; 6: Pollution; and 8: Climate change mitigation. In addition, most allocated sites are within proximity of one or more public transport links, particularly those in and near to Eastleigh. These are mixed with potential minor negative effects, as large developments within and on the edge of existing urban areas could put pressure on existing services and facilities, as well as additional pressure on the local road network. These mixed effects also reflect the fact that the SGO is likely to have larger magnitude negative effects, due to its large size and therefore more rural location, but such a large development also has potential to bring positive effects by providing new services and facilities to mitigate its impact on existing facilities.

- 6.37 Similarly, development in urban areas are generally more likely to be closer to existing employment opportunities, but greenfield sites may be more remote from employment opportunities and public transport links to these. The majority of houses are expected to be delivered in areas where major employment centres are less accessible, but the SGO provides opportunities to incorporate substantial new employment land. As such, mixed effects are recorded against SA objective 3: Economy.
- 6.38 Mixed effects are expected with regards to SA objective 5: Natural resources, as maximising development within urban areas is likely to promote development of brownfield land, therefore protecting greenfield land, agricultural land and areas with potential for minerals extraction. However, the SGO greenfield sites could lead to minor negative effects on all of these factors.
- 6.39 Negligible effects are generally likely with regards to SA objective 7: Climate change adaptation, as most sites are not located near the coast, or the River Itchen, which is the primary source of flooding in the Borough.
- 6.40 Similarly, mixed effects are expected in relation to SA objectives 10: Biodiversity and geodiversity; 11: Green infrastructure; and 12: Landscape and townscape, as focusing development in existing urban areas is likely to minimise development on areas with a higher biodiversity value or with green infrastructure features, particularly if this involves reusing brownfield land (although brownfield land can be of biodiversity value too). In addition development in urban areas often includes redevelopment, which could improve local townscape and protect the rural landscape, therefore resulting in minor positive effects. Minor negative effects are also likely to occur from more rural sites, as these are more likely to coincide with land of biodiversity value and are more reliant on good design to mitigate adverse landscape impacts. Again, the SGO may provide greater opportunities for provision of new GI and habitat creation.
- 6.41 Minor negative effects are expected with regards to SA objective 13: Cultural heritage, as there are cultural heritage assets within and within proximity of both urban and rural sites. Whilst these features and their settings could be adversely impacted by development, it is expected that this could, in most circumstances, be mitigated by considerate layout and design.

Strategic Policy S4, Employment provision

- 6.42 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy S4, Employment provision	
SA Objective	S4
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	0
SA3: Develop a dynamic and diverse economy	++
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0

Policy S4, Employment provision	
SA Objective	S4
SA5: Protect and conserve natural resources	+/-?
SA6: Reduce air, soil, water, light and noise pollution	-
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+/--?
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+?
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+?/-

Description of effects in relation to SA objectives

- 6.43 This policy sets out the proposed distribution of new employment provision across the Borough, in order to meet the employment land target set out in Policy S1. The following assessment gives an overview of the likely effects of the proposed general distribution of development. More detailed assessments of the effects of each site allocation are presented for the detailed policies through which these are allocated.
- 6.44 Positive effects have been identified in relation to SA objective 3: Economy, as although this policy does not set the quanta figures, it provides a way to achieve these. The largest area of allocated employment land is at Eastleigh River Side, which is likely to be accessible for residents of Eastleigh, the largest settlement in the Borough. These positive effects are expected to be significant, as the policy also encourages a range of measures to support the PUSH South Hampshire Spatial Position Statement, including a greater presence of high-value growth industries, job creation in a range of industries, support for business start-ups and provision of high speed telecommunications.
- 6.45 The allocated employment sites primarily involve of regeneration of existing development, which is considered more resource-efficient than development on greenfield land, as it will prevent loss and sterilisation of agricultural land, greenfield land and mineral resources. However, the policy will also lead to development on greenfield land, including that within Mineral Consultation Areas and Grade 3 agricultural land. This has resulted in mixed minor positive and minor negative effects for SA objective 5: Natural resources.
- 6.46 The proposed employment sites are generally in urban areas, where most of the population live, and/or accessible by public transport. In particular, Eastleigh River Side and the proposed development adjoining Chalcroft Business Park are adjacent to the railway line and therefore is likely to be accessible to workers by rail, as well as providing potential opportunities to transport goods by rail. As such, this policy is expected to have overall negligible effects with regards to SA objectives 4: Road/traffic congestion and 8: Climate change mitigation. This score is not positive as development is not expected to improve current baseline conditions, but proposed employment sites are generally located such that conditions are unlikely to get significantly worse. A likely negative effect was identified with regards to SA objective 6: Pollution, as many of the allocated employment sites lie near or adjacent to a railway line or motorway, and are therefore likely to experience noise and air pollution from these sources. This is considered to be a minor, rather than a significant negative effect, as employment sites are considered less sensitive to such pollution than residential sites.

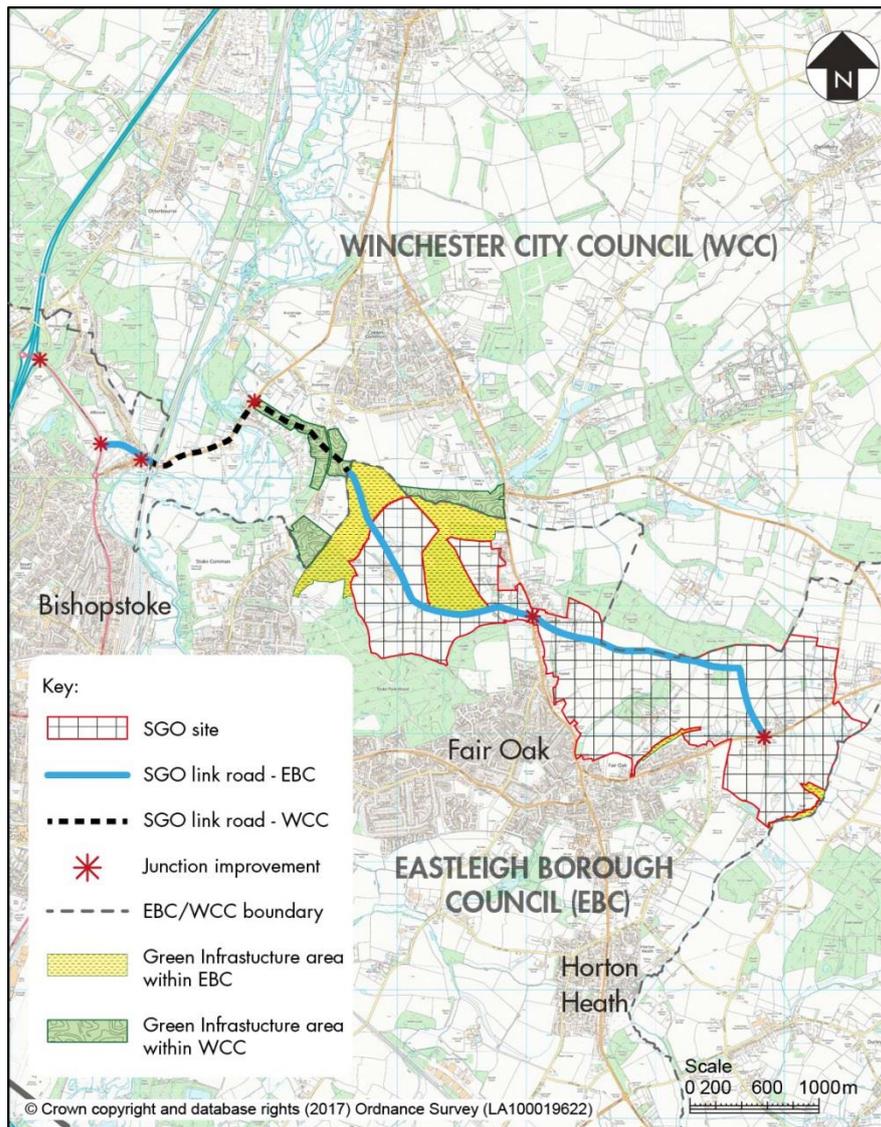
- 6.47 This policy generally promotes regeneration of existing urban sites, which is generally likely to protect more sensitive biodiversity sites, which are more likely to be rural. However, the Eastleigh River Side allocation is adjacent to the River Itchen, which is designated as a SAC and a SSSI, and is also adjacent to the Itchen Valley Country Park, and therefore it could have adverse effects on both the natural environment within the park and people's enjoyment of this. This has resulted in mixed minor positive and significant negative effects with regards to SA objective 10: Biodiversity and geodiversity.
- 6.48 In promoting regeneration of existing sites, this policy could result in minor positive impacts on SA objective 12: Landscape and townscape, as regeneration may lead to more attractive sites. However, this is uncertain as it depends on design of development.
- 6.49 If development improves local townscape, this could improve the setting of heritage assets, therefore having minor positive effects on SA objective 13: Cultural heritage. However, this is mixed with potential negative effects, as some allocated employment sites are within close proximity of designated heritage assets, which could be adversely affected by development. In particular, Eastleigh River Side includes multiple sites with potential archaeological interest. These negative effects are likely to be minor, as the largest area of potential archaeological interest at Eastleigh River Side consists of previously developed land.

Strategic Growth Option

Strategic Policy S5, New Communities, land north of Bishopstoke and land north and east of Fair Oak

- 6.50 Having considered the Strategic Growth Options discussed in **Chapter 5**, the Council selected SGO B/C as its preferred option. This option consists of the creation of two new communities to the north of Bishopstoke and Fair Oak and a new link road to the M3 junction 12. A map showing the SGO, link road and areas earmarked for green infrastructure is shown in **Figure 6.1**. In addition, an overview of how SGO B/C performs in sustainability terms in comparison to the other SGOs has been included in **Appendix 7**.

Figure 6.1: Strategic Policy S5, New Communities, land north of Bishopstoke and land north and east of Fair Oak



6.51 The assessment below records the effects of the SGO as it was originally assessed, as described in **Chapter 5** in the column 'Site only'. This assessment was undertaken in the same level of detail for all SGOs being considered by the Council. Policy S5 gives additional detailed requirements for development of the SGO and Policy S6 gives additional detailed requirements for the associated link road. As such, the 'Site with policy' column in the table below shows if and how the score has changes as a result of the policy content. The final column explains any changes to the policy scoring.

Strategic Policy S5, New Communities, land north of Bishopstoke and land north and east of Fair Oak (Previously SGO B/C)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	++	Point 4 of the policy states that there will be a mix of housing types, including provision for older persons housing.
2.1 Are community facilities (community hall or library) available locally?	++	++	No change.
2.2 Are health facilities available locally?	++	++?	Uncertainty has been added as the policy states that health facilities are to be either provided on site or via a financial contribution to the expansion of the existing Stokewood Surgery. In the case of expansion of Stokewood surgery, residents in the east and west of the SGO may find it difficult to access this facility, due to the travel distance.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?/--	+/--	Development will still lead to loss of the East Horton Golf Course, but the policy specifies that the secondary school will be available for community use by sporting and community groups outside of school hours.
2.4 Is public open space available locally?	++	++	No change.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	+?	Point 2 of the policy states that development will include clear and permeable connections for pedestrians and cyclists within the community and to surrounding destinations. Point 10 of the policy requires the developer to make an appropriate financial contribution towards the provision of transport measures, including walking and cycling, which may enable the site to connect to the existing transport network.
3.1(a) Is the location close to a major rail station?	--	--	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	++	++	No change, although the policy promotes sustainable transport links and high densities of development close to public transport routes.
3.1 (d) Is the location close to a semi-frequent bus route?	--	--	No change, although the policy promotes sustainable transport links and high densities of development close to public transport routes.
3.1 (e) Is the location close to a major employment centre?	++	++	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	+	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which	0	0	No change.

Strategic Policy S5, New Communities, land north of Bishopstoke and land north and east of Fair Oak (Previously SGO B/C)			
would be suitable for employment purposes?			
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	++?	++	The policy states that the new district Centre will not generate a significant adverse impact on Eastleigh town centre and that measures will be provided to enhance the existing Fair Oak village centre.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	--	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	++	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	--	No change.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	++	No change.
4.5(b) Will employment development at the location be close to a major population centre?	-	-	No change.
4.6 Are health facilities available locally? (same score as 2.2)	++	++?	Uncertainty has been added as the policy states that health facilities are to be either provided on site or via a financial contribution to the expansion of the existing Stokewood Surgery. In the case of expansion of Stokewood surgery, residents in the east and west of the SGO may find it difficult to access this facility, due to the travel distance.
4.7 Are shopping and related services available locally?	++	++	No change.
4.8 Is the location close to a Primary school?	++	++	No change.
4.9 Is the location close to a Secondary school?	++	++	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	+	Point 2 of the policy states that development will include clear and permeable connections for pedestrians and cyclists within the community and to surrounding destinations. Point 10 of the policy requires the developer to make an appropriate financial contribution towards the provision of transport measures, including walking and cycling, which may enable the site to connect to the existing transport network.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	+	No change.
5.1 Will development avoid the sterilisation of mineral resources?	-?	0?	The policy states that development will not proceed until the appropriate prior extraction of minerals has taken place and that minerals are not needlessly sterilised.
5.2 Will it result in the loss of higher grade agricultural land?	-	-	No change.

Strategic Policy S5, New Communities, land north of Bishopstoke and land north and east of Fair Oak (Previously SGO B/C)			
5.3 Will it use previously developed land?	-?	-?	No change.
5.4 Will it deliver or support allotments or community farms?	+?	-	The policy does not require development to make a contribution towards allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	-?	No change.
6.2 Will development increase pollution?	--?	-?	Strategic policy S5 requires the water quality and flows in the Itchen and its tributaries to be preserved.
7.1 Will the development provide additional or improved green infrastructure?	+	+	No change.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	-?	Point 14 of the policy states that development will appropriately manage flood risk to new communities and will not increase flood risk for existing communities, therefore the score has been downgraded to a minor negative.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	0	Policy S5 requires a project level HRA to demonstrate that development, alone or in combination will not adversely affect the integrity of the River Itchen SAC or any other European Site. Development will be required to protect headwater ecosystems and hydrological flows.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-?	0	The policy states that development will not adversely affect the ecological functioning of the SINCs and a visitor management plan will be required for the woodland.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	-?	No change.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	0	The policy states that an 'appropriate' buffer of undeveloped land will remain around the headwaters and tributaries of the River Itchen and that development will not adversely affect the ecological functioning of the ancient woodland/hedgerow complex or the species that use them. It also requires the water quality and flows in the Itchen and its tributaries to be preserved.
10.5 Will the development adversely affect ancient woodland?	-?	0	The policy states that development will not adversely affect the ecological functioning of the ancient woodland/hedgerow complex or the species that use them.
11.1 Will the development affect TPO trees?	-?	-?	No change.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	+?	Point 2 of the policy states that development will include clear and permeable connections for pedestrians and cyclists within the community and to surrounding destinations. Point 10 of

Strategic Policy S5, New Communities, land north of Bishopstoke and land north and east of Fair Oak (Previously SGO B/C)			
			the policy requires the developer to make an appropriate financial contribution towards the provision of transport measures, including walking and cycling, which may enable the site to connect to the existing transport network.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	+	No change.
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	0?	The policy states that development will protect the setting of countryside gaps with Colden Common and will protect other important landscape features and areas of high landscape sensitivity. This remains uncertain as, whilst the SGO may not lead to coalescence, it may contribute to future coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	--?	++/--?	Given the scale of development, significant adverse effects on the existing landscape are likely to be unavoidable, although the policy states that development should protect the setting of areas of high landscape sensitivity. The policy emphasises that development must be comprehensively planned, create a sense of place and therefore the new development is likely to create a strong character and sense of place within the new townscape.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	+?	Point 17 of the policy states that heritage assets and their settings will be conserved and enhanced.

Strategic Policy S6, New Allbrook Hill, Bishopstoke and Fair Oak link road

- 6.52 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy S6, New Allbrook Hill, Bishopstoke and Fair Oak link road	
SA Objective	S6
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	0
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+
SA5: Protect and conserve natural resources	-?
SA6: Reduce air, soil, water, light and noise pollution	+/-
SA7: Plan for the anticipated levels of climate change	+/--
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+?
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0

SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	-
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	-?

Description of effects in relation to SA objectives

- 6.53 The link road is intended to improve the capacity of the transport network, with particular reference to accommodating development at Allbrook Hill and the SGO. As such, this policy is likely to have minor positive effects on SA objective 4: Road traffic/congestion.
- 6.54 The route of the link road partly coincides with a Mineral Consultation Area and medium quality agricultural land (Grade 3). As such, it is assessed as having minor negative effects against SA objective 5: Natural resources. However, these effects are uncertain, as it is not known to what extent the road would affect the extraction of minerals and farming in the area.
- 6.55 The link road is expected to reduce traffic and associated pollution along Bishopstoke Road. The policy also states that the road will be designed to manage and mitigate its noise effects on surrounding communities. However, the road may lead to localised increased in air pollution, leading to mixed minor positive and minor negative effects on SA Objective 6: Pollution.
- 6.56 Mixed minor positive and significant negative effects have been recorded against SA objective 7: Climate change adaptation as the link road passes through an area within flood zone 3 and areas of surface water flood risk, particularly associated with the River Itchen, although the policy states that development of the road must not increase flood risk in the wider area and should reduce flood risk if possible. The main part of the route in an area of high flood risk is along the existing Highbridge Road. As such, the road is unlikely to increase risk of flooding at this point (although there are other, smaller parts of the route at high risk of flooding), but it may result in an increased number of vehicles using this stretch of road, therefore flood events could affect an increased number of journeys.
- 6.57 This policy has been assessed as having minor positive effects with regards to SA objective 8: Climate change mitigation as the road is intended to avoid increases in congestion that would otherwise occur. This is uncertain as any impacts depend on the behaviour of individuals, which can be unpredictable.
- 6.58 The route of the link road crosses the River Itchen SAC and SSSI. The SGO Draft Background Paper (2017) indicates that the link road has potential to lead to negative effects on the River Itchen SAC. However, the policy states that the road should not adversely affect the integrity of the River Itchen SAC or any other European site and also that it should not adversely affect SINC's. The HRA and further technical studies have been and are being prepared to consider these impacts and appropriate mitigation to address these, therefore likely effects on integrity of European sites are expected to be avoided or mitigated. However, it is possible that development of the road will lead to minor negative effects on SA objective 10: biodiversity and geodiversity, as the route runs through the Itchen Valley Biodiversity Opportunity Area, the Bowlake Priority Biodiversity Link and the Itchen Valley Priority Biodiversity Area. The route also passes within close proximity of ancient woodland (although further than 25m).
- 6.59 The effects of the link road on SA objective 12: Landscape and townscape are considered to be negligible, particularly considering it will, for a large part, run through the SGO, although a section of route is outside the SGO, crossing the River Itchen Valley to join the Highbridge Road. In addition, the policy requires the road to be designed to manage and mitigate its visual effect and to be integrated into the overall design of the SGO.
- 6.60 The link road route passes some Grade II or II* listed buildings. Whilst these are already adjacent to a road, the presence of the link road may generate further traffic and therefore affect

the settings of these assets. As such, minor negative uncertain effects are expected for SA objective 13: Cultural heritage.

Countryside, gaps and the coast

Policy S7, New development in the countryside

- 6.61 Three reasonable alternative policy approaches were considered for development in the countryside, as shown in the SA matrix below. The potential sustainability effects of these and the policy included in the Local Plan are described below the matrix.

Policy S7, New development in the countryside and alternative policy approaches								
S7: New development in the countryside (policy).								
A. Follow the principles described in 2011-2029 Local Plan.								
B. Actively pursue more positive complementary land uses and management of the countryside e.g. local food production.								
C. Develop policies which seek to guide and intervene where certain uses, which are generally appropriate in the countryside, should be directed to particular areas.								
SA Objective	S7	A	B	C				
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	+	+	+?	+?				
SA2: Safeguard and improve community health, safety and wellbeing	+	+	+?	+?				
SA3: Develop a dynamic and diverse economy	+	+	+?	+?				
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0	0	0				
SA5: Protect and conserve natural resources	+/-	+/-	+?	+/-				
SA6: Reduce air, soil, water, light and noise pollution	+/-	+/-	+?	+/-				
SA7: Plan for the anticipated levels of climate change	+?	+?	+?	+?				
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	0	?	+				
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0	0	0				
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+?	+/-	+	+/-				
SA11: Enhance the Borough's multifunctional green infrastructure networks	+	+	+	+				

Policy S7, New development in the countryside and alternative policy approaches								
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	++	++	++?	++				
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+	+	+	+				

Description of policy effects in relation to SA objectives

- 6.62 The policy reflects option A, which is to follow the principles described in the previous local plan, but the policy includes some additional requirements. The changes to the assessment of option A are discussed below.
- 6.63 Whilst the policy requires new development in the countryside to avoid sterilisation of mineral resources, it may still result in development that results in loss of agricultural land.
- 6.64 Part a of the policy states that the Council will seek to avoid adverse impacts on biodiversity, and enhance biodiversity, therefore the policy is considered to have a minor positive effect on SA objective 10: Biodiversity and geodiversity. However, this effect is uncertain as the policy wording of 'seeks to' suggests that this is an aspiration, rather than a strict requirement.
- 6.65 Whilst the score has not changed, the policy further contributes to the significant positive effects identified against SA objective 12: Landscape and townscape, as it states that the Council will seek to avoid adverse impacts on landscape impacts on areas adjoining natural parks and their settings and enhance the landscape of the countryside and coast.

Description of effects of reasonable alternative policy approaches in relation to SA objectives

- 6.66 The only significant effects identified for the policy options on approaches to the countryside are in relation to protection and enhancement of the landscape (SA objective 12: Landscape and townscape). Options A and C would ensure that the intrinsic character and beauty of the countryside are protected by restricting specific types of development, leading to a significant positive (++) effect. While Option B would also have similar effects, there is uncertainty attached because some food growing activities can affect the visual amenity of the landscape.
- 6.67 All three options are likely to have minor positive (+) effects in relation to the social objectives, due to the potential for the policy options to enable delivery of housing units for agricultural workers (SA objective 1: Housing provision) and outdoor recreation and open space (SA objective 2: Community health). It is assumed that the complementary land uses referred to in Option B would be likely to include these types of development, as would the 'certain uses' referred to in Option C. However, as there is less information on the details of options B and C, there is some uncertainty over their predicted impacts. All three are likely to have minor positive (+) economic effects (SA objective 3: Economy), as they may enable re-use of buildings for employment, community, tourist or visitor uses, although this is less certain for Options B and C.
- 6.68 A similar pattern of scores were predicted in relation to the protection and conservation of natural resources (SA objective 5: Natural resources) and reduction in pollution (SA objective 6: Pollution). Options A and C are predicted to have mixed minor positive and negative (+/-) effects because they might restrict development on the highest quality agricultural land, but they might also allow some development that results in loss of agricultural land, and could lead to some increases in light, noise and other pollution. While the impact of Option B is predicted to be generally positive due to the continued use of countryside land for complementary uses such as local food production, there is insufficient information with this option about what might be allowed in the countryside, leading to an overall uncertain minor positive (+) effect. The same pattern of scores was also identified in relation to biodiversity (SA objective 10: Biodiversity and geodiversity) as Options A and C could support increased habitat coverage across the Borough,

but might also lead to loss of habitats from development where it is allowed in the countryside, whereas Option B is predicted to be generally minor positive for this objective, but due to insufficient information regarding the policy approach, this is uncertain. Finally, minor positive (+) effects were identified for all three policy options in relation to climate change adaptation (SA objective 7: Climate change adaptation) and mitigation (SA objective 8: Climate change mitigation), enhancing green infrastructure (SA objective 11: Green infrastructure) and protecting the historic environment (SA objective 13: Cultural heritage) due to the restrictions they would place on development in the countryside. However, for Option B, and all options for SA objectives SA objective 7: Climate change adaptation, 8: Climate change mitigation and 13: Cultural heritage, these effects are uncertain (?). Due to the focus of these policy options on development in the countryside, they are unlikely to affect the remaining SA objectives.

Strategic Policy S8, Protection of countryside gaps

- 6.69 Three reasonable alternative policy approaches were considered for the provision of gaps between settlements in Eastleigh Borough, as shown in the SA matrix below. The potential sustainability effects for these and the policy included in the Local Plan are described below the matrix.

Policy S8, Protection of countryside gaps								
S8: Protection of countryside gaps.								
A. Follow the principles described in 2011-2029 Local Plan								
B. Combine gap policy with countryside policy to prevent development which would cause settlements to merge								
C. Review gaps between all settlements in Eastleigh borough to retain only the minimum land required to maintain their separate identity								
SA Objective	S8	A	B	C				
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	+	0	0	+				
SA2: Safeguard and improve community health, safety and wellbeing	+	+	+	+				
SA3: Develop a dynamic and diverse economy	+/-	+/-	+/-	+/-				
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0	0	0				
SA5: Protect and conserve natural resources	+	+	+	+				
SA6: Reduce air, soil, water, light and noise pollution	+	+	+	+				
SA7: Plan for the anticipated levels of climate change	0	0	0	0				
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	0	0	0				
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0	0	0				
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+	+	+	+				
SA11: Enhance the Borough's multifunctional green infrastructure networks	+	+	+	+				

Policy S8, Protection of countryside gaps								
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+	++	++?	+				
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+?	+?	+?	+?				

Description of policy effects in relation to SA objectives

- 6.70 The policy included in the Local Plan largely reflects option A, as the gaps are based on those set out in the 2011-2029 Local Plan, but these have been revised, taking into account development sites allocated through other policies in the Local Plan and with planning permission or under construction.
- 6.71 In adjusting settlement gaps to allow for development allocated through the Local Plan is considered a positive approach, as this is expected to ensure necessary growth, particularly housing growth, can take place whilst ensuring that measures are in place to maintain the separation of settlements.
- 6.72 The policy is assessed as having minor negative effects on SA objective 12: Landscape and townscape as, whilst settlement gaps will minimise and reduce settlement coalescence and maintain the character and openness of the countryside, the gaps may not be sufficient to prevent some changes to countryside between settlements, particularly with regards to the SGO, which would increase coalescence between Fair Oak and Crowdhill.

Description of effects of reasonable alternative policy approaches in relation to SA objectives

- 6.73 The only significant effects identified for the policy options on provision of gaps are in relation to protection and enhancement of the landscape (SA objective 12: Landscape and townscape). Option A would maintain the existing settlement pattern and identity and prevent coalescence of settlements, ensuring that local distinctiveness and special qualities are retained with a significant positive (++) effect. Option B could also have a significant positive effect as it would retain countryside between settlements, but has less certainty (++) as the gaps between settlements are not defined on maps and some appropriate development in the countryside would still be allowed. Option C continues the broad principle of retaining the existing settlement pattern and identity, preventing coalescence of settlements but could lead to some compromises because it only takes the minimum land required to prevent coalescence, hence its minor positive (+) effect on SA objective 12: Landscape and townscape .
- 6.74 Where effects are predicted in relation to other environmental SA objectives (SA objective 5: Natural resources, 6: Pollution, 10: Biodiversity and geodiversity, 11: Green infrastructure and 13: Cultural heritage), these are generally minor positive (+) for all because they would reduce development in the countryside between settlements. Similarly, these policy options would be likely to have a minor positive (+) effect on SA objective 2: Community health because of the benefit to community identity of preventing settlement coalescence, although Option C's effect is uncertain (?) as it could enable some communities to expand their urban areas to meet future needs, and it could increase pressure on the remaining gap land. Conversely, for this reason Option C might also have a minor positive but uncertain effect on SA objective 1: Housing provision, due to the possibility for expansion of some urban areas, which would help to contribute to meeting housing need. All three options are predicted to have minor positive (+) effects on tourism, due to retention of countryside, but minor negative (-) effects on the wider economy, due to loss of economic activity that might otherwise occur from development in the gaps, although these minor effects are subject to uncertainty (?) as it will depend on the extent to which development proposals between settlements come forward.

6.75 The narrow focus of these policy options means that effects are unlikely in relation to other SA objectives.

Strategic Policy S9, The coast

6.76 Just one reasonable alternative policy approach was considered for the approach to coastal issues, as shown in the SA matrix below. The potential sustainability effects for this and the policy as included in the Local Plan are described below the matrix.

Policy S9, The coast								
S9: The coast								
A. Follow the principles described in the 2011-2029 Local Plan								
The Council has not identified any reasonable alternative approaches to this policy.								
SA Objective	S9	A						
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	0						
SA2: Safeguard and improve community health, safety and wellbeing	++	++						
SA3: Develop a dynamic and diverse economy	+?	+?						
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0						
SA5: Protect and conserve natural resources	0	0						
SA6: Reduce air, soil, water, light and noise pollution	0	0						
SA7: Plan for the anticipated levels of climate change	++	++						
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	0						
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0						
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+/-	+/-						
SA11: Enhance the Borough's multifunctional green infrastructure networks	+	+						
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	++/-	++/-						
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural	+?	+?						

Policy S9, The coast								
heritage importance								

Description of policy effects in relation to SA objectives

- 6.77 The policy included in the Local Plan reflects the principles described in the 2011-2029 Local Plan and does not vary significantly from this, therefore the assessment is the same as that presented for option A.

Description of effects in relation to SA objectives

- 6.78 This option would improve access, maintain and enhance existing activities as well as provide new infrastructure for recreational sailing and coast-related recreational activities, leading to significant positive (++) effects on encouraging healthy lifestyles (SA objective 2: Community health). This option would also support the provision of flood management measures, which would help the Borough prepare for a potential rise in sea level (SA objective 7: Climate change adaptation), leading to significant positive (++) effects. Similarly, a significant positive effect was predicted in relation to the protection and enhancement of the landscape (SA objective 12: Landscape and townscape), because of the potential to improve the coastal landscape, but minor negative (-) effects on the wider landscape, due to the potential for increased development within the Hamble river estuary and coastal areas to support recreational sailing and coast-related recreational activities.
- 6.79 Minor positive (+) effects are predicted in relation to economy (SA objective 3: Economy) and the historic landscape (SA objective 13: Cultural heritage), because of the beneficial impact upon tourism and enhancements to local heritage assets features.
- 6.80 Similarly, this option is also likely to have indirect minor positive (+) effects on biodiversity (SA objective 10: Biodiversity and geodiversity), due to its emphasis on protection and enhancement of coastal biodiversity, but minor negative (-) effects because of the potential pressure and damage that increasing recreational development could have on the nationally and internationally important nature conservation areas that make up the whole of the Borough's coastline (the Solent Maritime Special Area of Conservation and the Solent, Southampton Water Special Protection Area and is a designated Ramsar site).
- 6.81 Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.

Green infrastructure

Strategic Policy S10, Green infrastructure

6.82 Five reasonable alternative policy options were considered for green open spaces and habitats (green infrastructure), as shown in the SA matrix below. The potential sustainability effects of these and the policy included in the Local Plan are described below the matrix.

Policy S10, Green infrastructure								
S10: Green infrastructure								
A. Follow the principles described in 2011-2029 Local Plan.								
B. Require developers of large developments to provide large scale green space to accompany their proposals.								
C. Identify further new large scale green spaces in suitable locations to meet longer term needs for recreation and/or biodiversity.								
D. Designate Local Green Spaces across borough.								
E. Enable Local Green Spaces through neighbourhood plans								
SA Objective	S10	A	B	C	D	E		
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	0	0	0	0	0		
SA2: Safeguard and improve community health, safety and wellbeing	++	++	++	++	+	+		
SA3: Develop a dynamic and diverse economy	+	+	+	+	+	+		
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	++	+	+	+	+	+		
SA5: Protect and conserve natural resources	+	+	+	+	+	+		
SA6: Reduce air, soil, water, light and noise pollution	0	0	0	0	0	0		
SA7: Plan for the anticipated levels of climate change	++	+	+	+	+	+		
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	++	+	+	+	+	+		
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0	0	0	0	0		
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	++	++	+	++	+	+		
SA11: Enhance the Borough's multifunctional green infrastructure	++	++	++	++	+	+		

Policy S10, Green infrastructure								
networks								
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+	+	+	+	+	+	+	
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+	+	+	+	+	+	+	

Description of policy effects in relation to SA objectives

- 6.83 The policy included in the Local Plan reflects option A, but includes some slightly amended and additional requirements.
- 6.84 This policy is expected to have significant positive effects with regards to SA objectives 4: Road traffic/congestion and 8: Climate change mitigation, as it strongly encourages green infrastructure to link new and old development and link developments to community facilities by cycleways and paths, which is expected to reduce the need to travel by car and increase the attractiveness of active transport as an alternative. In addition, significant positive effects are identified against SA objective 7: Climate change adaptation, as the policy strongly encourages an interlinked network of green spaces, which will contribute to local cooling and reducing flood risk. This is also expected to help wildlife adapt to climate change by providing 'green stepping stones' and connecting designated sites and existing priority habitats, so that mobile species can move to more appropriate areas given the habitat change that may result from climate change.

Description of effects in relation to SA objectives

- 6.85 Significant positive effects are identified for the policy options on green open spaces and habitats, in relation to SA objective 2: Community health, SA objective 10: Biodiversity and geodiversity, and SA objective 11: Green infrastructure.
- 6.86 Options A, B and C all support the provision of a strategically linked network of green infrastructure (hence the significant positive (++) effects identified for SA objective 11: Green infrastructure) but to varying degrees. Option A (following the previous Local Plan principles) would seek to protect, enhance and expand green infrastructure through new developments and other initiatives, but does not require green infrastructure provision in new developments. Option B would require large scale developments to provide large scale green space, but may miss opportunities for new smaller scale green space and protection or enhancement of existing open space, and Option C would identify additional new large scale green spaces in suitable locations to meet longer term needs, but also does not address protection or enhancement of existing green space. Options D and E only address designation of existing green spaces as Local Green Spaces, therefore they are likely to have only a minor positive (+) effect on SA objective 11: Green infrastructure.
- 6.87 Through the provision and protection of green infrastructure within the Borough, all options would help to encourage active lifestyles, however, Options A, B and C are likely to have significant positive (++) effects for SA objective 2: Community health, whereas Options D and E will depend on how many existing green spaces meet the NPPF criteria for Local Green Space designation and if they are suitable to meet local recreational needs. Therefore, these options are predicted to have minor positive effects with uncertainty (+?).
- 6.88 Options A and C make specific reference to the aim of accommodating the biodiversity interest of open spaces, which leads to significant positive (++) effects in relation to SA objective 10:

Biodiversity and geodiversity. While the other policy options are likely support habitat conservation and enhancement, the nature of spaces that will be provided by developers in Option B is not known or if any of the green spaces designated in Options D and E could support local biodiversity needs. Therefore, Options B, D and E are predicted to have minor positive effects with uncertainty (+?).

- 6.89 Minor positive (+) effects for all policy options were identified in relation to seven other SA objectives, because of the benefits that green infrastructure brings in relation to tourism (supporting SA objective 3: Economy), improved opportunities for alternative modes of transport (SA objective 4: Road traffic/congestion), reducing the risk of flooding through increasing the cover of permeability (SA objective 7: Climate change adaption), helping to reduce carbon emissions through maintaining/increasing green space in the Borough (SA objective 8: Climate change mitigation) and indirect benefits for SA objective 12: Landscape and townscape and the setting of cultural assets (SA objective 13: Cultural heritage). However, these minor positive effects are subject to uncertainty (?) for Options D and E, as they only relate to the designation of Local Green Spaces, and not provision of wider green infrastructure networks.
- 6.90 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.
- 6.91 Given the slightly different focus of Options A-C (relating more to provision of strategically linked networks of green infrastructure) from Options D-E (relating to designation of Local Green Spaces only), it is likely that a mixture of Options A-C and D-E so that both the strategic green infrastructure network and Local Green Spaces are addressed in one policy would be an approach which would offer the most in the way of significant positive effects.

Community Facilities

Strategic Policy S11, Community facilities

- 6.92 Five reasonable alternative policy options were considered for delivering community facilities, as shown in the SA matrix below. The potential sustainability effects of these and the Local Plan policy are described below the matrix.

Policy S11, Community facilities								
S11: Community facilities								
A. Follow the principles described in 2011-2029 Local Plan.								
B. Widen definition to include commercial children’s nurseries.								
C. Continue to focus community facilities within existing settlements.								
D. Relax policies to enable community facilities outside existing settlements.								
E. Presumption towards multi-use community facilities rather than single-use design.								
SA Objective	S11	A	B	C	D	E		
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	0	0	0	0	0		
SA2: Safeguard and improve community health, safety and wellbeing	+++?	+++?	+++?	+++?	++	+++?		
SA3: Develop a dynamic and diverse economy	+?	+?	+?	+?	+	+		
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+++?	+++?	+?	++	+++?	+?		

Policy S11, Community facilities							
SA5: Protect and conserve natural resources	+	+	0	+	-	+?	
SA6: Reduce air, soil, water, light and noise pollution	+	+	0	+	-	+?	
SA7: Plan for the anticipated levels of climate change	0	0	0	0	0	0	
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	0	0	0	0	0	
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0	0	0	0	0	
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+	+	0	+	-	+?	
SA11: Enhance the Borough's multifunctional green infrastructure networks	0	0	0	0	0	0	
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+	+	0	+	-	+?	
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0	0	0	0	0	0	

Description of policy effects in relation to SA objectives

- 6.93 The policy included in the Local Plan reflects option A. The policy wording is the same as in the 2011-2029 Local Plan, but with some updates to refer to the SGO and specific policies. As such, the sustainability effects are expected to be the same as for option A.

Description of effects in relation to SA objectives

- 6.94 The primary focus of all the policy options is to ensure that local infrastructure requirements for communities are met through provision of facilities and services including medical facilities, community halls, places of worship and schools (Options A, C, D and E) and nurseries (Option B). Therefore, all five options are predicted to have significant positive (++) effects on SA objective 2: Community health. However, it is uncertain whether Options A, B, C or E would deliver sufficient facilities to communities outside of the urban areas.
- 6.95 Options A, C and D are likely to reduce the need to travel, as they would focus provision of community facilities within urban areas and therefore close to where the majority of residents live, but Option D would also enable some community facilities to be delivered outside existing settlements. These options could potentially encourage the use of sustainable forms of transport leading to significant positive (++) effects on SA objective 4: Road traffic/congestion, however, this is less certain for Option D, as the facilities outside of existing settlements may only be accessible by private car. Options B and E are predicted only to have minor positive (+) effects with uncertainty, because it is not clear where the new facilities would be located.

- 6.96 The economic impacts identified are minor positive (+) for all policy options, because they are likely to improve the attractiveness of the Borough to labour and investment (SA objective 3: Economy).
- 6.97 Options A, C and E are more likely to reduce green field development because they seek to focus development of community facilities within existing settlements or promote the multi-use of space within the new facilities. These three options would therefore provide indirect protection to the environment leading to minor positive (+) effects on SA objective 5: Natural resources, SA objective 6: Pollution, SA objective 10: Biodiversity and geodiversity and SA objective 12: Landscape and townscape, although this is uncertain (?) for Option E, as it is not clear where the multi-use facilities would be focused. Option D is identified as having an opposite effect in relation to these issues, leading to minor negative (-) effects. Option B is not predicted to have any impact of these SA objectives.
- 6.98 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.
- 6.99 Given that Options B and E do not relate specifically to the general location of community facilities but rather the types of community facilities to deliver, it is likely that a policy approach including a mixture of Options A, C and/or D with Options B and E would be an approach which would offer the most in the way of significant positive effects.

Transport

Strategic Policy S12, Transport infrastructure

- 6.100 Seven reasonable alternative policy options were considered for transport infrastructure, as shown in the SA matrix below. The potential sustainability effects of these and the Local Plan policy are described below the matrix.

Policy S12, Transport infrastructure								
S12: Transport infrastructure								
A. Follow the principles described in 2011-2029 Local Plan.								
B. Make provision for park and ride facilities in Eastleigh Borough to								
i) Provide access to the City of Southampton?								
ii) Provide access to Chandler's Ford business areas and the Ford site & Riverside?								
C. Encouraging improvements to public transport hubs to promote sustainable transport options for onwards journeys.								
D. In response to poor air quality issues, relieve congestion by providing additional road links at areas specifically affected e.g. Eastleigh town centre.								
E. Promote new stations on existing routes to serve potential new development and existing communities (e.g. Boyatt Wood & Allbrook).								
F. Increase parking standards on new development to provide additional parking provision.								
G. Reduce parking standards on new development.								
SA Objective	S12	A	B	C	D	E	F	G
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	0	0	0	0	0	0	0
SA2: Safeguard and improve community health, safety and wellbeing	+++/-	+++/-	+	+	+/-	+	-	-?

Policy S12, Transport infrastructure								
SA3: Develop a dynamic and diverse economy	++	++	++	++	+	++	+	-?
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	++/-	++/-	++?	++	+/-	++	--	-?
SA5: Protect and conserve natural resources	+/-?	+/-	+	+	-?	-?	-?	0
SA6: Reduce air, soil, water, light and noise pollution	++/-	++/-	++?	++	+/-	++	--	-?
SA7: Plan for the anticipated levels of climate change	--?	0	0	0	0	0	0	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	++?	++?	++?	++	--	++	--	-?
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0	0	0	0	0	0	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+/-	-?	-?	0	-?	-?	0	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	++/-	++/-	0	0	0	0	0	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	-?	-?	-?	0	-?	-?	0	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	-?	-?	-?	0	-?	-?	0	0

Description of policy effects in relation to SA objectives

- 6.101 The policy included in the Local Plan reflects option A, with changes to reflect other policies in the Local Plan and other updates, including local improvements to bus services and infrastructure. The assessments have been updated where more location-specific information has become available.
- 6.102 Taking account of the locations of the proposals in the Local Plan, SA objective 5: Natural resources, is now assessed as having mixed minor positive and significant negative uncertain effects. The minor positive effects reflect the fact that the policy encourages use of sustainable modes of transport, therefore reducing fuel use. Potential significant negative effects arise from the fact that the locations of some proposed new roads pass through high and medium quality agricultural land, Mineral Consultation Areas and Mineral Safeguarding Areas. It is uncertain whether development of a road would result in significant sterilisation of mineral resources at these locations.

- 6.103 Some of the proposed transport infrastructure passes through areas at high risk of flooding, therefore significant negative effects have been recorded against SA objective 7: Climate change adaptation. This is uncertain as effects depend on the design and layout of proposals.
- 6.104 Minor negative effects are likely with regards to SA objective 10, as the proposed new roads pass through, or in close proximity to, designated areas for nature conservation and ancient woodland. These are mixed with minor positive effects, as many aspects of the policy are intended to minimise overall road congestion, which may also minimise noise and air pollution impacts on biodiversity in some areas.

Description of effects in relation to SA objectives

- 6.105 The Transport policy options are likely to have significant positive or negative effects on SA objective 2: Community health, SA objective 3: Economy, SA objective 4: Road traffic/congestion, SA objective 6: Pollution, SA objective 8: Climate change mitigation and SA objective 11: Green infrastructure.
- 6.106 Options A, B, C and E are identified as having significant positive (++) effects in relation to SA objective 3: Economy, because they include approaches to enhance the range of sustainable transport options to and from existing major employment areas such as Southampton Airport Parkway, the City of Southampton, the Riverside and Ford site which should make the Borough more attractive to business, investors and job seekers. Option D and F could have minor positive (+) effects, because they could both improve accessibility to employment opportunities due to providing additional road links or parking provision. However, this effect is uncertain (?) as it will depend on specific locations of the additional road links and whether the additional parking is within residential developments only, or includes new employment developments. Conversely, by reducing parking standards on new development, Option G may make access to employment areas more difficult for residents and have a minor negative (-) effect, although it is uncertain (?) how and where the reduced parking standards would apply.
- 6.107 Options A, B, C and E encourage improvements to public transport infrastructure and services, which may encourage modal shift (including walking and cycle to access the public transport services) leading to significant positive (++) effects in relation to reducing road traffic/congestion (SA objective 4: Road traffic / congestion), reducing air pollution (SA objective 6: Pollution) and greenhouse gas emissions (SA objective 8: Climate change mitigation). Option A focuses on sustainable transport improvements as well as highway projects like improvements to junction 8 of the M27, therefore it is likely to result in mixed significant positive and minor negative (++) effects. Option B makes provision for park and ride facilities, which would still have encourage an element of car journeys to reach the park and ride facilities, therefore the significant positive effects on these objectives are uncertain. Option E is predicted to have significant negative (--) impacts on these objectives because it focuses solely on infrastructure to accommodate increased car use. While Option D could encourage increased car use due to the provision of new road links, its effects are considered to be mixed minor positive and negative (+/-) because new roads would help to reduce road congestion and localised air pollution particularly in AQMAs. The effects of Option F are less certain, but as they may still result in some parking provision they are considered likely to have minor negative but uncertain (-?) effects on these objectives.
- 6.108 Option A includes specific actions to develop new footpath, cycleway and bridleway links throughout the borough, linking county parks, the coast, the South Downs National Park, parishes and Eastleigh Town Centre. This is likely to increase and enhance the use of the Borough's multifunctional green infrastructure, leading to significant positive (++) effects on SA objective 11: Green infrastructure. However, Option A might result in a loss of existing green space through highway and junction improvements and development of new road accesses into Eastleigh Riverside and therefore minor negative (-) effects are also identified for this policy in relation to this objective. All other options are unlikely to have any impact on SA objective 11: Green infrastructure.
- 6.109 Options A, B, D and E would all result in development of new road or public transport infrastructure (park and ride facilities and rail stations), which could be on greenfield sites in out of town locations and could therefore have negative effects in relation to SA objective 10: Biodiversity and geodiversity, SA objective 12: Landscape and townscape and SA objective 13:

Cultural heritage. However, these effects are minor and uncertain (-?) because they will depend on the specific locations and design of infrastructure proposals, which are not known at this stage. Options C, F and G are not considered likely to affect these objectives because they would either improve existing transport hubs (Option C) or relate to parking standards within new developments, the potential effects of which would relate to the development as a whole rather than just the parking standards.

- 6.110 Option A could have a significant positive (++) effect on SA objective 2: Community health, while Options B, C, E and G could have minor positive (+) effects, as they are all likely to promote a modal shift to sustainable transport modes, including public transport, walking and cycling which could help encourage communities and visitors to lead a more active lifestyle. In addition, the options which encourage modal shift away from private car, as well as Option D, which seeks to reduce congestion and improve air quality could have a minor positive effect on people’s health. However, Options A, D, F and G could also encourage increased car use and therefore have a minor negative effect on healthy lifestyles.
- 6.111 The focus of these policy options on transport infrastructure means that effects are unlikely in relation to SA objectives SA objectives 1: Housing provision, 7: Climate change adaptation, 9: Waste and 13: Cultural heritage.
- 6.112 These seven options are generally ‘mix and match’ in that only Option A covers all the aspects that a Transport policy might cover. A mixture of Options A-G that seek to maximise the use of sustainable transport modes in one policy would be an approach which would offer the most in the way of significant positive effects.

Strategic Policy S13, Strategic footpath, cycleway and bridleway links

- 6.113 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy S13, Strategic footpath, cycleway and bridleway links	
SA Objective	S13
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	++
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+
SA5: Protect and conserve natural resources	0
SA6: Reduce air, soil, water, light and noise pollution	+
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh’s contribution to climate change by reducing the borough’s carbon footprint and minimising other greenhouse gas emissions	+
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+
SA11: Enhance the Borough’s multifunctional green infrastructure networks	+
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA objectives

- 6.114 This policy is likely to encourage residents to walk, cycle and/or horse ride both for recreation and for getting around. This is expected to encourage a modal shift to more sustainable and active modes of transport, therefore having minor positive effects on SA objectives 4: Road traffic/congestion; 6: Pollution; and 8: Climate change mitigation.
- 6.115 Significant positive effects are likely with regards to SA objective 2: Community health, as this policy will encourage residents to be more active and may also improve the ability of residents to access services and facilities.
- 6.116 Minor positive effects are likely with regards to SA objectives 10: Biodiversity and 11: Green infrastructure, as the policy states that new public rights of way will avoid conflict with established nature conservation interest and existing or proposed green routes. In addition, the policy states that new routes could be coupled with green links for biodiversity.

7 SA findings for the Development Management Policies

- 7.1 This chapter assesses the 40 Development Management Policies set out in the Eastleigh Borough Local Plan Proposed Submission Document under the same thematic headings used in the Plan.
- 7.2 All tables summarising the SA findings (in terms of scores) in this section use the symbology set out in **Figure 2.1**. See **Table 2.2** for details of each SA objective.

A green borough

General criteria for new development

- 7.3 One policy is identified under this topic, as listed in the SA matrix below. Its potential sustainability effects are as follows.

General criteria for new development – development management policy:	
Policy DM1, General criteria for new development	
SA Objective	DM1
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	-
SA5: Protect and conserve natural resources	0
SA6: Reduce air, soil, water, light and noise pollution	+
SA7: Plan for the anticipated levels of climate change	+
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	-
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	+
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+
SA11: Enhance the Borough's multifunctional green infrastructure networks	+
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+

Description of effects in relation to SA objectives

- 7.4 The overarching aim of the policy is to ensure that any development in the Borough enhances the existing environmental assets whilst also ensuring that any adverse impacts are mitigated. Due to the broad sweeping nature of the policy, no significant positive or significant negative effects are identified.
- 7.5 Achieving green infrastructure net gain, avoiding the net loss of trees and their related habitat and setting out management arrangements for both landscape and green infrastructure are expected to bring positive effects for SA objective 6: Pollution and SA objective 7: Climate change and mitigation as these provisions help improve air and water quality, noise pollution, mitigate flood risk. The reduction in flood risk is especially applicable as the lower section of the River Hamble catchment is subject to flash flooding in the urbanised areas along the coast, and the provision of green infrastructure, in the form of natural flood alleviation schemes can help reduce this risk. Furthermore, these requirements also meet the aims of SA objectives 10: Biodiversity and geodiversity, SA objective 11: Green infrastructure. SA objective 12: Landscape and townscape and SA objective 13: Cultural Heritage are also expected to benefit as 'greening' can improve the public realm and the setting of historic assets.
- 7.6 In addition, these environmental provisions alongside incorporating the needs of disabled people into development and the inclusion of public art for large scale developments will also bring minor positive effects for SA objective 2: Community health as the policy promotes social inclusion and provides spaces for leisure activities that can help improve the health and wellbeing of local residents. This is of particular relevance as there is a higher level of adults with excess weight in the Borough compared to the England average.
- 7.7 Minor negative effects are anticipated for two SA objectives that relate to transport (SA objective 4: Road traffic / congestion) and climate change mitigation (SA objective 8: Climate Change mitigation) as the policy does not identify any measures to reduce the use of the private vehicle or encourage active travel. Most developments, including residential and employment sites, are likely to result in increasing the number of people and or/ products accessing a site which will increase the need to travel. This could lead to a rise in the use of private vehicles, which are a significant source of carbon emissions.

Climate Change

- 7.8 Six policies are identified under this topic, as listed in the SA matrices below and the potential sustainability effects are described directly below the matrix.
- 7.9 The four policies that are related to water management and climate change (DM3, DM5, DM6 and DM7) follow the sustainable buildings and carbon emission policies and are assessed separately below.

Climate Change– development management policy:		
Policy DM2, Environmentally sustainable development		
Policy DM4, Zero or low carbon energy		
SA Objective	DM2	DM4
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	0
SA2: Safeguard and improve community health, safety and wellbeing	0	0
SA3: Develop a dynamic and diverse economy	0	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0
SA5: Protect and conserve natural resources	+	+
SA6: Reduce air, soil, water, light and noise pollution	+	+

Climate Change– development management policy:		
Policy DM2, Environmentally sustainable development		
Policy DM4, Zero or low carbon energy		
SA Objective	DM2	DM4
SA7: Plan for the anticipated levels of climate change	+	+
SA8: Minimise Eastleigh’s contribution to climate change by reducing the borough’s carbon footprint and minimising other greenhouse gas emissions	++	++
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0	+
SA11: Enhance the Borough’s multifunctional green infrastructure networks	0	+
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0	+

Description of effects in relation to SA objectives

- 7.10 Policy DM2: Environmentally sustainable development, seeks to ensure that all new development meets relevant sustainable standards and certification that goes beyond the regulations to help reduce carbon and energy consumption when the full planning application or reserved matters are submitted. In a similar vein, Policy DM4: Zero or low carbon energy, aims to ensure that the supply of energy to new developments is derived from zero or low carbon sources.
- 7.11 Significant positive effects are identified for both policies on SA objective 8: Climate change mitigation as the aim of this SA objective is to promote a reduction in carbon emissions, thereby directly aligning with that of the DM policies. Through ensuring that new development meets high sustainable standards, Policy DM2 ensures that minimal energy transfer occurs through the thermal bridges within a building which will result in less energy required to heat or cool a property.
- 7.12 Policy DM4 sets out that new development is to generate zero or low carbon energy that could include making more efficient use of energy sources (such as combined heat and power) which will reduce the amount of carbon emissions within the Borough. A decrease in carbon emissions will also improve air quality so a minor positive effect is identified for SA objective 6: Pollution.
- 7.13 Policy DM2 states that all new build residential development should have a predicted mains internal water consumption of no more than 110 litres/day, although this should be no more than 90 litres/day for new residential, non-residential and multi-residential development above 500 sq m floorspace. This is particularly important given that the latest climate projections for south east England⁶¹ forecast warmer summers and changes to in the annual winter and summer precipitation levels, potentially leading to water shortages in the Borough as a result of in surface water availability and low river levels for example. As such, this Policy DM2 is expected to have minor positive effects on SA objective 5: Natural resources. Alternative sustainability ratings for buildings such as BREEAM (Building Research Establishment Environmental Assessment Method), an environmental assessment method and rating system for buildings, include a water consumption category. However, BREEAM is not compulsory and only applies to employment development.

⁶¹ Met Office (2009), UK Climate Projections 2009 (UKCP09), <http://www.metoffice.gov.uk/services/climate-services/uk/ukcp>

- 7.14 Minor positive effects are expected for SA objectives 10: Biodiversity and geodiversity, SA objective 12: Landscape and townscape and SA objective 13: Cultural Heritage for Policy DM4 as the policy wording specifically states that these elements should not be significantly adversely impacted by new development seeking to provide zero or low carbon energy sources. Similarly, a minor positive effect is identified for SA objective 11: Green infrastructure as the loss of these features alongside land for public recreational use is not permitted in Policy DM4. Criterion 'c' in Policy DM4 sets out that the zero or low carbon development must not compromise the permanent loss of the best and most valuable agricultural land, a minor positive effect is therefore expected for SA objective 5: Natural resources.
- 7.15 While a minor positive effect is identified for SA objective 11: Green infrastructure for DM4, a negligible effect is expected for DM2, this is because the use of planting can help with urban cooling, good building design and other energy saving measures included in grey infrastructure can be supported by the provision of green infrastructure. If planted strategically, trees and other green infrastructure elements can thereby help reduce the need to use power assisted cooling systems in buildings particularly in the summer months. The use of planting, however, is not specified in Policy DM2, although the use of trees, shading, landscaping and building design mentioned in the supporting text.
- 7.16 Although policies DM2 and DM4 seek to achieve high sustainable standards with zero or low carbon energy provision in new developments, negligible effects are expected for SA objective 4: Road traffic / congestion, as the policy does not consider the location of a development in relation to local services amenities. Where a development, particularly a residential site, is located within close proximity to shops and services, there is a reduced need to travel, particularly by private vehicle.
- 7.17 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

Climate Change– development management policy:				
Policy DM3, Adaption to climate change				
Policy DM5, Managing flood risk				
Policy DM6, Sustainable surface water management and watercourse management				
Policy DM7, Flood defences, land reclamation and coast protection				
SA Objective	DM3	DM5	DM6	DM7
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	0	0	0
SA2: Safeguard and improve community health, safety and wellbeing	+	0	+	+
SA3: Develop a dynamic and diverse economy	0	0	0	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0	0	0
SA5: Protect and conserve natural resources	0	0	0	0
SA6: Reduce air, soil, water, light and noise pollution	+	0	+	0
SA7: Plan for the anticipated levels of climate change	++	++	++	++
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+	0	0	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0	0	0

Climate Change– development management policy:				
Policy DM3, Adaption to climate change				
Policy DM5, Managing flood risk				
Policy DM6, Sustainable surface water management and watercourse management				
Policy DM7, Flood defences, land reclamation and coast protection				
SA Objective	DM3	DM5	DM6	DM7
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+	+	+	+
SA11: Enhance the Borough's multifunctional green infrastructure networks	+	+	+	+
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+	+	+	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+	0	0	+

Description of effects in relation to SA objectives

- 7.18 Policy DM3, aims to ensure the development within the Borough can adapt to predicted climate change impacts. Policy DM6: Sustainable surface water management and watercourse management, aims to limit the impact of surface water flooding from new development. While Policy DM7: Flood defences, land reclamation and coast protection, seeks to prevent new development that would worsen coastal erosion or require additional flood risk management or coastal protection works to those in approved management plans or that would require environmentally damaging land reclamation.
- 7.19 All four policies aim to ensure that new development is resilient to climate change and therefore a significant positive effect is expected on SA objective 7: Climate change adaptation. Policy DM6 encourages new development to increase on-site flood storage provision, and similarly Policy DM3 supports a SuDS strategy, both of which would reduce the risk of flooding through increasing infiltration and slowing down surface run off. Furthermore, Policy DM5 only permits development in areas of flood risk if the development meets strict criteria and will not increase flooding elsewhere. This is particularly applicable in Eastleigh Borough as residents living in the urban areas located in the lower course of the River Hamble catchment are subject to flash flooding⁶². Furthermore, Policy DM6 does not generally permit culverting and encourages new development to remove existing culverts where possible, this is particularly important in the vicinity of Monks Brook, a tributary of the River Itchen, which is mostly culverted⁶³. This policy also sets out that the maintenance and management of Sustainable Drainage Systems (SuDs) are to be arranged for the lifetime of the development. Although Policy DM6 provides measures to help reduce the risk of flooding, it does not address how new development should mitigate water shortages within the Borough. However, Policy DM3 covers this issue through supporting the recycling of grey water and also requires new development to include water efficient appliances. In addition to water, Policy DM3 seeks to ensure that the Borough can also adapt to higher temperatures through promoting the use of passive cooling techniques (cooling measures that do not require energy to operate) such as providing areas of shade, building design and orientation and porous cool pavements. For this reason, a minor positive effect is also identified on SA objective 8: Climate change mitigation for Policy DM3 as using passive approaches to regulate building temperatures will reduce the use of cooling and heating appliances which will result in minimising carbon emissions.

⁶² Hampshire County Council (2012) Eastleigh Surface Water Management Plan, <http://documents.hants.gov.uk/flood-water-management/EastleighSWMPReport.pdf>

⁶³ Hampshire County Council (2012) Eastleigh Surface Water Management Plan, <http://documents.hants.gov.uk/flood-water-management/EastleighSWMPReport.pdf>

- 7.20 Policy DM7 is likely to have significant positive effects on SA objective 7: Climate change adaption as targets new development located on the coast of Southampton Water, the River Hamble estuary and in other areas at risk of fluvial or surface water flooding which is thereby likely to be sensitive to flood risk. The policy seeks to ensure that new development in these areas will not give rise to the need for additional flood risk management or coast protection works beyond those already in existence in the approved management plans, which ensures that the development does not increase flood risk or coastal erosion in other sensitive locations.
- 7.21 Another significant positive effect is expected for Policy DM3 as it promotes 'generous green infrastructure' provision, therefore aligning with the aims of SA objective 11: Green infrastructure. This policy also promotes the use of SuDS, green roofs and green walls and areas of shade (which are likely to include tree planting), all of which will enhance Eastleigh Borough's green Infrastructure network.
- 7.22 Minor positive effects are expected for SA objectives 10: Biodiversity and geodiversity, SA 11: Green Infrastructure and SA objective 12: Landscape for Policies DM3 and DM5 and DM7. Policy DM6 focuses on the provision of SuDs, which brings environmental and public realm enhancements through the 'greening' of a site. For this reason, a minor positive effects are also identified for SA objective 2: Community health for Policies DM3, DM5 and DM6 as these areas also provide recreational space, which can improve health and wellbeing within a local community. This could help increase the number of physically active adults in the Borough, which is currently below the Hampshire county average⁶⁴. Whereas the minor positive effect identified for Policy DM7 on SA objective 2 relates to the policy safeguarding existing areas used for recreational purposes or for public access. In addition, SuDs also improve water quality as water is filtered through wetlands and reed beds slowing down the flow and removing unwanted chemicals and suspended loads; a minor positive effect is therefore also identified on SA objective 6: Pollution.
- 7.23 Policy DM7 will only permit land reclamation as part of a development proposal if it can be proved that there will be no adverse impacts on the nature conservation, landscape or heritage value of the coast or river. As historic assets are considered in this policy, a minor positive effect is also identified for SA objective 13: Cultural Heritage.
- 7.24 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

Pollution

One policy is identified under this topic, as listed in the SA matrix below. Its potential sustainability effects are as follows.

Pollution – development management policy:	
Policy DM8, Pollution	
SA Objective	DM8
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0
SA5: Protect and conserve natural resources	+

⁶⁴ Sport England Active People Survey (2016)

Pollution – development management policy:	
Policy DM8, Pollution	
SA Objective	DM8
SA6: Reduce air, soil, water, light and noise pollution	++
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh’s contribution to climate change by reducing the borough’s carbon footprint and minimising other greenhouse gas emissions	+
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+
SA11: Enhance the Borough’s multifunctional green infrastructure networks	+
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+

Description of effects in relation to SA objectives

- 7.25 Policy DM8: Pollution, seeks to reduce the levels of pollution arising from new developments in Eastleigh Borough.
- 7.26 One significant positive effect is identified on SA objective 6: Pollution as the aim of Policy DM8 directly corresponds with this SA objective.
- 7.27 The natural environment benefits from reducing air, water, noise and light pollution, as reducing potential harm to the environment indirectly helping to protect habitats and species. A large proportion of SSSIs in the Borough are in unfavourable condition, particularly those located within the River Itchen SSSI owing to poor water quality. So minor positive effects are likely for SA 10: Biodiversity and geodiversity and SA 11: Green infrastructure. For similar reasons, a minor positive effect is also identified for SA objective 2: Community health as reducing noise air pollution helps promote healthy sleep patterns, and improved air quality minimises the risk of respiratory problems.
- 7.28 The built environment is also sensitive to pollution, particularly poor air quality where particulates can corrode building materials, older structures are often at risk, and vibrations can compromise the structural stability of structures. As Policy DM8 seeks to reduce these pollution sources, a minor positive effect is also identified for SA objective 12: Landscape and townscape and SA objective 13: Cultural Heritage.
- 7.29 The policy also seeks to remediate contaminated land, where appropriate, so a minor positive effect is identified for SA objective 5: Natural resources.
- 7.30 Due to the narrow focus of this policy, it is unlikely to affect the remaining SA objectives.

Public utilities and communications

- 7.31 Two policies identified under this topic, as listed in the SA matrix below. The potential sustainability effects are as follows.

Public utilities and communications – development management policy:		
Policy DM9, Public utilities and communications		
Policy DM10, Water and waste water		
SA Objective	DM9	DM10
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	0
SA2: Safeguard and improve community health, safety and wellbeing	0	0
SA3: Develop a dynamic and diverse economy	+	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+	0
SA5: Protect and conserve natural resources	0	0
SA6: Reduce air, soil, water, light and noise pollution	0	+
SA7: Plan for the anticipated levels of climate change	0	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	+
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0	+
SA11: Enhance the Borough's multifunctional green infrastructure networks	0	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0	0

Description of effects in relation to SA objectives

- 7.32 Policy DM9: Public utilities and communications, aims to ensure that new development provides essential utilities infrastructure to the site whilst not compromising the existing network. Policy DM10 seeks to ensure that water abstraction, supply and waste water treatment works in Eastleigh Borough align with the Water Framework Directive and will have no adverse impact on internationally important ecology designations protected by the Habitat Regulations. The provision of good telecommunications can support economic growth and development. Furthermore, good telecommunications can also sustain flexible working practices which can minimise the need to travel, thereby reducing road congestion. For these reasons, Policy DM9 is expected to have minor positive effects for SA objective 3: Economy and SA objective 4: Road traffic / congestion.
- 7.33 The DM9 policy requirement for new telecoms infrastructure to minimise its environmental impact, including by mast-sharing, is expected to have minor positive effects in relation to SA objective 12: Landscape and townscape.
- 7.34 Policy DM10 is likely to have a minor positive effect on SA objective 6: Pollution and SA objective 9: Waste as it requires water supply or waste water infrastructure enhancements to be completed alongside the completion of major developments, which is likely to reduce waste water and the risk of water pollution. These requirements are also likely to reduce the risk of adverse impacts on the Borough's international ecological designations including the River Itchen Special Area of Conservation (SAC) and the Solent maritime SAC and Solent and Southampton Water SPA and Ramsar site (as well as to meet the requirements of the Water Framework Directive), and so a minor positive effect is also identified for SA objective 10: Biodiversity and geodiversity.

7.35 Due to the narrow focus of these policies, they are unlikely to affect the remaining SA objectives.

Nature conservation

7.36 One policy is identified under this topic, as listed in the SA matrix below. The potential sustainability effects are as follows.

Nature conservation – development management policy:	
Policy DM11, Nature conservation	
SA Objective	DM11
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	+/-
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0
SA5: Protect and conserve natural resources	+
SA6: Reduce air, soil, water, light and noise pollution	+
SA7: Plan for the anticipated levels of climate change	+
SA8: Minimise Eastleigh’s contribution to climate change by reducing the borough’s carbon footprint and minimising other greenhouse gas emissions	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	++?
SA11: Enhance the Borough’s multifunctional green infrastructure networks	++?
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA objectives

7.37 Policy DM11: Nature conservation seeks to ensure that new development proposals within Eastleigh Borough do not have adverse effects on biodiversity designations.

7.38 The primary focus of this policy is to protect and enhance biodiversity and therefore significant positive effects are predicted in relation to the policy’s contribution to national and local biodiversity targets and regarding local geology (SA objective 10: Biodiversity and geodiversity), while also protecting, conserving and enhancing habitats and providing multifunctional green infrastructure (SA objective 11: Green infrastructure). This is particularly important to Eastleigh Borough as approximately 7% of the Borough has been statutorily designated for its international, national and local nature conservation importance⁶⁵ and the green infrastructure network ensures that it is species can move between designations. Furthermore, the Borough is also host to the Lee-on-the-Solent to Itchen Estuary SSSI which is designated as a Geological SSSI. This policy is therefore key to ensuring that biodiversity and geodiversity is protected as new development

⁶⁵ Eastleigh Borough Council Authority (2016). Annual Monitoring Report 2015-2016

proposals are taken forward. However, an uncertainty is predicted as effects will not be fully realised until mitigation measures are secured.

- 7.39 Where other environmental effects are predicted (SA objective 5: Natural resources, SA objective 6: Pollution, SA objective 7: Climate change adaptation and SA objective 12: Landscape and townscape), these are likely to be minor positive, because the conservation and enhancement of natural habitats and features, protection of nature conservation sites and provision of green infrastructure would all help to maintain and increase the green infrastructure networks within the Borough. This in turn will help to protect landscape character, reduce and mitigate pollution impacts, and help prepare the Borough for climatic changes, e.g. through rainwater attenuation.
- 7.40 Policy DM11 is also predicted to have a mixed effect on the local economy (SA objective 3: Economy); minor positive due to the benefit for tourism and other service industries of protecting the natural environment, but minor negative effects on the wider economy, due to the potential restrictions on economic activity on sites protected for their contribution to conservation.
- 7.41 Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.

Heritage Assets

- 7.42 One policy is identified under this topic, as listed in the SA matrix below. The potential sustainability effects are as follows.

Heritage Assets – development management policy:	
Policy DM11, Heritage assets	
SA Objective	DM11
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	+
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0
SA5: Protect and conserve natural resources	0
SA6: Reduce air, soil, water, light and noise pollution	0
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh’s contribution to climate change by reducing the borough’s carbon footprint and minimising other greenhouse gas emissions	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough’s multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	++?

Description of effects in relation to SA objectives

- 7.43 Policy DM11: Heritage Assets aims to conserve and enhance the borough’s heritage assets.

- 7.44 The only significant effect identified for Policy DM11 is in relation to the protection, enhancement and management of the historic environment (SA objective 13: Cultural heritage). The primary focus of this policy is to conserve and enhance the Borough's heritage assets and their settings to ensure their longevity and enjoyment by the public, leading to significant positive effects on this SA objective. Through criterion 'iii', Policy DM11 restricts development that is likely to exert harm to heritage assets or their settings, however in exceptional circumstances the policy sets out stringent criteria where development maybe permitted. Uncertainty is predicted as effects will not be fully understood until mitigation measures are secured.
- 7.45 This policy aims to encourage development that enhances cultural sites, which would result in minor positive effects on the local distinctiveness and special qualities of local communities across the borough (SA objective 12: Landscape and townscape). This is also likely to have indirect minor positive effects on the economy, by improving local amenity and attractiveness to investors (SA objective 3: Economy) and health and wellbeing by widening the access and enjoyment of cultural assets (SA objective 2: Community health).
- 7.46 Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.

Transport

- 7.47 Two policies are identified under this topic, as listed in the SA matrix below. The potential sustainability effects are as follows.

Transport – development management policy:		
Policy DM13, General development criteria – transport		
Policy DM14, Parking		
SA Objective	DM13	DM14
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	0
SA2: Safeguard and improve community health, safety and wellbeing	+	0
SA3: Develop a dynamic and diverse economy	+	+
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	++	-
SA5: Protect and conserve natural resources	0	0
SA6: Reduce air, soil, water, light and noise pollution	+/-?	-
SA7: Plan for the anticipated levels of climate change	+	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+/-?	-
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	0	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0	0

Description of effects in relation to SA objectives

- 7.48 Policy DM13: General development criteria – transport, seeks to ensure that all new development has safe and convenient access to the highway network as well as sustainable and active transport routes. Policy DM14: Parking, aims to ensure that parking provision is in line with the Borough’s parking standards, striking a balance between the need for parking and encouraging the use of sustainable and active transport.
- 7.49 The significant positive effect for Policy DM13 is identified on SA objective 4: Road traffic / congestion as the policy primarily focuses on the aims of the SA objectives; ensuring that the capacity of the road network can accommodate the growth outlined in the Local Plan, improve road safety and promote sustainable modes of transport.
- 7.50 Policy DM13 states that the provision of offsite contributions, which are to be proportionate to the scale of the proposed development, will enhance the transport network through highway improvements, provision of sustainable transport infrastructure, public rights of way and service providers alongside side seeking to increase non-car travel outlined in a Travel Plan. As these contributions could include the provision of linear routes for walking and cycling which support active and healthy lifestyles while reducing private car use that reduces emission, minor positive effects are expected for SA objective 2: Community health, SA objective 6: Pollution and SA objective 7: Climate change adaptation. Uncertain effects are also identified as the provision of sustainable and active transport infrastructure and services cannot be determined until planning application stage.
- 7.51 A minor negative effect is also expected for SA objective 6: Pollution and SA objective 8: Climate change mitigation (resulting in mixed effects overall) because upgrading the road network to accommodate the rise in traffic from new development, increases road capacity resulting in more cars emitting pollution.
- 7.52 Policy DM14 ensures that new developments deliver sufficient car parking provision, which may encourage the use of private vehicles over more sustainable modes of transport and therefore may lead to an increase in emissions that contribute to air pollution. The four Air Quality Management Areas declared in Eastleigh Borough are associated with high nitrogen dioxide levels derived from traffic. As the policy requires delivery of ‘sufficient’, rather than plentiful car parking, minor negative effects are predicted for SA objective 6: Pollution and SA objective 8: Climate change mitigation. The minor negative effect identified for this policy in relation to SA objective 4: Reduce road traffic / congestion is because parking does not encourage the use of public transport, which leads to increased volumes of traffic on the road and congestion.
- 7.53 Minor positive effects are identified for both policies on SA objective 3: Economy because a good road network that has sufficient capacity for private vehicles, sustainable modes of transport and parking provision ensure that employees can access their place of work and goods can be transported efficiently.
- 7.54 Policy DM14 also requires proposals to ensure that proposals consider the design, layout and visual and landscape impacts of proposals that include either car parking extensions or new car parking provision. In addition, Policy DM14 will only permit new car parking provision outside the urban edge in exceptional cases and so a minor positive effect is identified for SA objective 12: Landscape and townscape.
- 7.55 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

A prosperous place

Economy

- 7.56 Two policies are identified under this topic, as listed in the SA matrix below. The potential sustainability effects are as follows.

Economy – development management policy:		
Policy DM15, Existing employment sites		
Policy DM16, Workforce training requirements and new jobs		
SA Objective	DM15	DM16
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	0
SA2: Safeguard and improve community health, safety and wellbeing	+	+
SA3: Develop a dynamic and diverse economy	++	++
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+	0
SA5: Protect and conserve natural resources	+	0
SA6: Reduce air, soil, water, light and noise pollution	0	0
SA7: Plan for the anticipated levels of climate change	0	0
SA8: Minimise Eastleigh’s contribution to climate change by reducing the borough’s carbon footprint and minimising other greenhouse gas emissions	0	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0	0
SA11: Enhance the Borough’s multifunctional green infrastructure networks	0	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0	0

Description of effects in relation to SA objectives

- 7.57 Policies DM15: Existing employment sites, and DM16: Workforce training requirements and new jobs, both aim to ensure that Eastleigh Borough’s economy is able to prosper and remain competitive.
- 7.58 Significant positive effects are expected for both Policies on SA objective 3: Economy. Policy DM15 ensures that a range of existing employment sites is retained to meet future economic requirements and that changes within employment class B are permitted. This flexibility will allow businesses to react to market changes more efficiently. Policy DM16 provides for the development of space within existing employment sites for work force training to take place.
- 7.59 Policy DM15 will help to ensure that people have access to jobs, which can help prevent social exclusion, hence the minor positive effect on SA objective 2: Community health. Similarly, a minor positive effect is expected on this SA objective for Policy DM16 as it seeks to provide training opportunities for unemployed local people, although this is expected to have low impact owing to the current low levels of unemployment in the Borough.
- 7.60 Criterion ‘b’ of Policy DM15 also considers road safety when employment development proposals come forward and so a minor positive effect is predicted for SA objective 4: Road traffic / congestion. A minor positive effect is also expected for SA objective 5: Natural resources for

Policy DM15 as though the reuse and intensification of sites, as outlined in criterion 'i', the policy is achieving an efficient use of land and minimising the need for development of greenfield land.

- 7.61 The minor positive effect on SA objective 12: Landscape and townscape is expected because DM15 allows for employment land currently in employment class B1(b), B1(c), B2 or B8 that is proven to be no longer required, to be changed to alternative employment uses. This will help reduce the area of derelict land and thereby improve the townscape.
- 7.62 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

Rural economy

- 7.63 Four policies are identified under this topic, as listed in the SA matrix below. The potential sustainability effects are as follows.

Rural Economy – development management policy:				
Policy DM17, Agricultural development				
Policy DM18, Extension and replacement of existing non-residential buildings in the countryside				
Policy DM19, Change of use of buildings in the countryside				
Policy DM20, Boatyard and marina sites on the River Hamble				
SA Objective	DM17	DM18	DM19	DM20
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	0	0	0
SA2: Safeguard and improve community health, safety and wellbeing	0	0	0	+
SA3: Develop a dynamic and diverse economy	+	+	+	+
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	+	+	-
SA5: Protect and conserve natural resources	+	++	+	0
SA6: Reduce air, soil, water, light and noise pollution	0	+	+	+
SA7: Plan for the anticipated levels of climate change	0	0	0	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	+	+	+
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0	0	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+	0	0	+
SA11: Enhance the Borough's multifunctional green infrastructure networks	0	0	0	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+	+	+	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0	0	0	+

Description of effects in relation to SA objectives

- 7.64 Policy DM17: Agricultural development, aims to ensure that new buildings for agricultural purposes and farm diversification are developed, future proofed and remain viable whilst also ensuring they have not detrimental impact on the local environment. The focus of Policy DM18: Extension and replacement of existing non-residential buildings in the countryside has the same aim, but applies to extensions and replacement of existing buildings in use for agricultural, commercial and recreational enterprises in Eastleigh Borough's countryside. Policy DM19: Change of use of buildings in the countryside also seeks to ensure that the rural area is not adversely impacted when permission is applied for to reuse a rural building. Policy DM20: Boatyard and marina sites on the River Hamble covers a very specific geographic location in Eastleigh Borough and aims to protect the river and local environment.
- 7.65 Policy DM18 is expected to have significant positive effects on SA objective 5: Natural resources as its primary focus encourages the extension and replacement of existing non-residential buildings in the countryside, which supports the efficient use of land by reducing the need to develop greenfield land. Minor positive effects are expected for Policy DM17 on this SA objective as the policy will only permit development provided that the proposed use cannot be accommodated in existing buildings, therefore supporting the efficient use of land. Similarly, Policy DM19 requires proposals to prove that the building is unsuitable for other uses allowed under this policy; a minor positive effect is therefore also expected on this SA objective.
- 7.66 Positive effects are predicted for all four policies in relation to SA objective 3: Economy as their primary aim is to ensure that businesses in Eastleigh Borough's rural areas are able to adapt to market and technological changes, thereby enabling them to thrive and remain competitive. Minor positive effects are identified as the rural economy plays a smaller role to the Eastleigh compared to other urban areas and sectors in the Borough.
- 7.67 Minor positive effects are also expected for Policies DM18 and DM19 on SA objective 4: Road traffic / congestion, SA objective 6: Pollution and SA objective 8: Climate change mitigation as they require the development to be accessible by sustainable modes of transport, which reduces the need for the use of private vehicles, thereby reducing emissions that contribute to air pollution. In addition, Policy DM19 specifies that proposals must not have an urbanising effect on the countryside, this will therefore reduce noise and light pollution. This could help protect the few pockets in the Borough that are free of 'night glow'.
- 7.68 Due to the specific and isolated location considered in Policy DM20, it does not mention any sustainable transport provision so a negative effect is expected on SA objective 4: Road traffic / congestion. New development therefore has the potential of having limited access to sustainable transport options. As the scale of development is likely to be limited, a minor negative effect is likely on this SA objective.
- 7.69 A minor positive effect however is predicted on SA objective 6: Pollution as it will not permit development that results in a reduction of water quality. This is especially important as the River Hamble catchment drains into a number of designated sites of national and international importance for nature conservation and its banks form part of the Solent and Southampton Water SAC, SPA and Ramsar site.
- 7.70 All four policies are predicted to have minor positive effects on SA12: Landscape and townscape as they each specify that development must not have a detrimental effect on the landscape and local character. Similarly, a minor positive effect is identified for Policy DM20 on SA objective 13: Cultural heritage the policy ensures that new development does not compromise the heritage value of the local area. Policies DM17 and DM20 also specifically require that nature conservation is not harmed by the development so a minor positive effect is expected on SA objective 10: Biodiversity and geodiversity.
- 7.71 Through protecting the river and environment on the River Hamble, it is predicted that Policy DM20 will have indirect minor positive effects on SA objective 2: Community health.

Retail development

- 7.72 Two policies are identified under this topic, as listed in the SA matrix below. The potential sustainability effects are as follows.

Retail development – development management policy:		
Policy DM21, New retail development		
Policy DM22, Changes of use in retail frontages in district and local centres		
SA Objective	DM21	DM22
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	0
SA2: Safeguard and improve community health, safety and wellbeing	+	+
SA3: Develop a dynamic and diverse economy	++/-	++
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+/-	0
SA5: Protect and conserve natural resources	+?	+?
SA6: Reduce air, soil, water, light and noise pollution	+/-	0
SA7: Plan for the anticipated levels of climate change	0	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+/-	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	0	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+?	+?
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+?	+?

Description of effects in relation to SA objectives

- 7.73 Policy DM21: Retail development seeks to ensure that the retail sector in Eastleigh Borough remains focussed on defined centres and Policy DM22: Changes of use in retail frontages in district and local centres seeks to maintain the vitality of the Borough's retail frontages.
- 7.74 Both policies could help to enhance the attractiveness of local centres and increase competition across the Borough, which would help to encourage new businesses and workforce to the Eastleigh Borough, leading to significant positive effects on SA objective 3: Economy. However, Policy DM21 is also predicted to have a minor negative effect, due to restrictions on the establishment of retail in out-of-centre locations, as this could restrict flexibility for retail businesses and the ability to compete with existing out-of-centre shopping centres.
- 7.75 Policy DM21 could help to reduce travel by car and have a minor positive effect on SA objective 4: Road traffic/congestion, SA objective 6: Pollution and SA objective 8: Climate change mitigation by providing retail and town centre uses within the Borough's main town centres and local centres. This along with the access to sustainable modes of transport will reduce the needs for private car use which in turn will reduce carbon emissions that adversely impact air quality and contribute to climate change. Conversely, the Policy could also have a minor negative effect as it

permits out-of-centre retail development, although only through sequential testing, that creates a demand for the need to travel.

- 7.76 The two policies could lead to efficient use of brownfield sites and vacant buildings, which would reduce the likelihood of development on higher quality agricultural land and potentially protect, reuse and restore historic sites and their settings and protect the wider landscape of the Borough. Thereby resulting in minor positive effects on SA objectives 5: Natural resources, SA objective 12: Landscape and townscape and SA objective 13: Cultural heritage. However, these effects are uncertain as they will depend on the design of proposals that come forward, which will not be known until the planning application stage.
- 7.77 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

Residential development in urban areas

- 7.78 One policy is identified under this topic, as listed in the SA matrix below. Its potential sustainability effects are as follows.

Residential development in urban areas– development management policy:	
Policy DM23, Residential development in urban areas	
SA Objective	DM23
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	++
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	+
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+
SA5: Protect and conserve natural resources	+
SA6: Reduce air, soil, water, light and noise pollution	0
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh’s contribution to climate change by reducing the borough’s carbon footprint and minimising other greenhouse gas emissions	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough’s multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA objectives

- 7.79 Policy DM23 seeks to provide residential accommodation in urban areas that meets local needs and helps create mixed balanced, local communities.
- 7.80 One significant positive effect is identified as the policy aims to deliver meet the housing needs of local Eastleigh Borough residents, and therefore aligns with the aims of SA objective 1: Housing provision. Criterion ‘i’ requires proposals, where appropriate, to deliver a mix of dwelling sizes

and types as well dwellings that can adapt so that people can live in their own homes for longer, adapting the interior to suit their changing needs as they grow older.

- 7.81 Through delivering a mix of housing provision in urban areas, the policy will also attract a minor positive effect for SA objective 3: Economy as it will provide various home types for Eastleigh Borough's workforce.
- 7.82 A minor positive effect is also expected for SA objective 4: Road traffic / congestion as the policy encourages higher development densities in areas with good access to public transport routes. This will also lead to minor positive effects for SA objective 2: Community Health as good transport links will increase new resident's opportunities to access services, as well as cultural leisure and recreational activities within the Borough.
- 7.83 Policy DM23 sets out a minimum housing density of 40 dwellings per hectare, but takes into other factors into consideration such as local character, and if this density is assessed to be too high it can be adjusted to avoid adverse effects to the landscape and townscape. For this reason, a minor positive effect is identified on SA objective 12: Landscape and townscape.
- 7.84 A minor positive effect is also expected for Policy DM23 as it sets a relatively high housing density and thereby delivering efficient use of land. This could reduce the need to develop on greenfield land which could lead to the loss of best and most versatile land and so a minor positive effect is expected for SA objective 5: Natural resources.
- 7.85 Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.

Permitted residential development

- 7.86 Two policies are identified under this topic, as listed in the SA matrix below. The potential sustainability effects are as follows.

Permitted residential development – development management policy:		
Policy DM24, Housing sites, and mixed use sites including housing, with planning permission		
Policy DM25, Redevelopment of urban sites in unneighbourly use		
SA Objective	DM24	DM25
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	++?
SA2: Safeguard and improve community health, safety and wellbeing	0	0?
SA3: Develop a dynamic and diverse economy	0	+?
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0?
SA5: Protect and conserve natural resources	0	++?
SA6: Reduce air, soil, water, light and noise pollution	0	0?
SA7: Plan for the anticipated levels of climate change	0	0?
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	0?
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0?
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0	0?
SA11: Enhance the Borough's multifunctional green infrastructure networks	0	+?
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and	0	0?

Permitted residential development – development management policy:		
Policy DM24, Housing sites, and mixed use sites including housing, with planning permission		
Policy DM25, Redevelopment of urban sites in unneighbourly use		
SA Objective	DM24	DM25
its special qualities		
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0	0?

Description of effects in relation to SA objectives

- 7.87 Note that the assessment of policy DM25 is an assessment of the policy only, i.e. the support for redeveloping urban sites in unneighbourly use for residential development. Assessment of each of the sites that are allocated through this policy are summarised in **Table 10.2** and presented in full in **Appendix 9**.
- 7.88 Policy DM24 identifies allocated sites that have already received planning permission or a current Council resolution to permit residential development (subject to the completion of legal agreements). The Plan will therefore have negligible effects on all of the SA objectives and will relate to the outcomes outlined in the baseline assessment of 'likely evolution without the plan' section of this SA report.
- 7.89 Policy DM25 identifies sites that shown in the Policies Map and have residential potential, but many of these allocated sites currently have 'unneighbourly' uses.
- 7.90 Significant positive effects are identified for Policy DM25 with regards to SA objective 1: Housing provision as both policies contribute to meeting the objectively assessed need throughout the Borough.
- 7.91 Another significant positive effect is expected for Policy DM25 on SA objective 5: Natural Resources as it seeks use existing urban sites, that are not currently in residential use as site to provide homes. The policy therefore promotes the efficient use of land and potentially reduces the need to develop on greenfield land.
- 7.92 A minor positive effect is also expected for Policy DM25 on SA objective 3: Economy as both policies seek to provide residential development, which in turn will provide homes for employers and employees in Eastleigh Borough.
- 7.93 Due to the narrow focus of Policy DM25, it is unlikely to affect the remaining SA objectives.
- 7.94 Uncertain effects are attached to all SA objectives for Policy DM25 as these identified sites have 'unneighbourly' uses which decreases their viability and therefore potential for them to be taken forward for residential development.

Type of residential development

- 7.95 Two policies are identified under this topic, as listed in the SA matrix below. The potential sustainability effects are as follows.

– development management policy:		
Policy DM26, Creating a mix of housing		
Policy DM27, Delivering older peoples housing		
SA Objective	DM26	DM27
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	++	++
SA2: Safeguard and improve community health, safety and wellbeing	0	+
SA3: Develop a dynamic and diverse economy	+	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	+
SA5: Protect and conserve natural resources	0	0
SA6: Reduce air, soil, water, light and noise pollution	0	0
SA7: Plan for the anticipated levels of climate change	0	0
SA8: Minimise Eastleigh’s contribution to climate change by reducing the borough’s carbon footprint and minimising other greenhouse gas emissions	0	+
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0	0
SA11: Enhance the Borough’s multifunctional green infrastructure networks	0	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0	0

Description of effects in relation to SA objectives

- 7.96 Policy DM26 aims to deliver a mix of housing types, tenure and sizes in the Borough. Policy DM27 seeks to ensure that Eastleigh Borough’s housing provision includes homes that are suitable for older new and existing local residents.
- 7.97 Both policies are likely to have significant positive effects on SA objective 1: Housing provision as the policy aims align with that of the SA objective. Policy DM26 considers different socio-economic and life stage needs of the current and future residents of Eastleigh Borough. Policy DM27 focuses on the older members of Eastleigh Borough’s communities and recognises the Borough’s aging population who often need additional facilities in their homes.
- 7.98 A minor positive effect is identified for Policy DM27 on SA objective 2: Community health as the policy requires residential proposals for older people to ensure that new residents are able to integrate into the local community and the sites are located in close proximity to local facilities and public transport networks, which may enable them to be more independent.

- 7.99 Policy DM26 is expected to have a minor positive effect on SA objective 3: Economy as providing different housing types and sizes will provide suitable accommodation to meet the needs of Eastleigh Borough's workforce.
- 7.100 Policy DM27 is expected to have minor positive effects with regards to SA objective 4: Road traffic / congestion and SA objective 8: Climate change mitigation as locating housing for older people in proximity to local facilities and public transport networks will enable residents to access services and facilities more easily and without the need to travel by car or taxi.

Residential development in the countryside

- 7.101 Two policies are identified under this topic, as listed in the SA matrix below. The potential sustainability effects are as follows.

Residential development in the countryside – development management policy:		
Policy DM28, Residential extensions and replacement dwellings in the countryside		
Policy DM29, Rural workers' dwellings		
SA Objective	DM28	DM29
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	+/-	+
SA2: Safeguard and improve community health, safety and wellbeing	0	0
SA3: Develop a dynamic and diverse economy	0	+
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0
SA5: Protect and conserve natural resources	0	+
SA6: Reduce air, soil, water, light and noise pollution	0	0
SA7: Plan for the anticipated levels of climate change	0	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	0	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+++	+++
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0	0

Description of effects in relation to SA objectives

- 7.102 Policy DM28: Residential extensions and replacement dwellings in the countryside, aims to limit the potential urbanising impact of housing development on the rural character of the countryside and Policy DM29: Rural workers' dwellings, seeks to ensure that permission for development for rural workers is only granted in exceptional circumstances.

- 7.103 Significant positive effects are predicted for both policies on SA objective 12: Landscape and townscape as the primary focus of both policies are to limit the impact of residential development on the countryside and any urbanising effects. Uncertain effects are also identified for these SA objectives as effects will depend on the design of proposals that come forward, which will not be known until the planning application stage.
- 7.104 Both policies are expected to have minor positive effects on SA objective 1: Housing provision as a low number of dwellings will be delivered through this policy. Policy DM29 seeks to provide sufficient residential dwellings or rural workers in a suitable location in relation to their employment. Policy DM28 allows for existing residential buildings to be extended, which reflects the changes in residential needs for residents living in rural areas. A minor negative effect is also expected for Policy DM28 because although the policy accommodates for residential extensions, it is very limiting and could thereby result in residents living in a home that does not meet their needs.
- 7.105 Policy DM29 is also predicted to have minor positive effects on SA objective 4: Economy as through providing accommodation for rural workers and ensuring that the development is financially viable, the policy maintains a local workforce that is needed to support Eastleigh Borough's rural economy.
- 7.106 A minor positive effect is also expected for Policy DM29 on SA objective 5: Natural resources as the policy requires that there are no suitable alternative dwellings or buildings available for use or conversion in the immediate locality, which could reduce the amount of development on greenfield land.
- 7.107 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

Affordable housing

- 7.108 One policy is identified under this topic, as listed in the SA matrix below. The potential sustainability effects are as follows.

Affordable housing – development management policy:	
Policy DM30, Affordable housing	
SA Objective	DM30
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	++
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	+
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0
SA5: Protect and conserve natural resources	0
SA6: Reduce air, soil, water, light and noise pollution	0
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	0

SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA objectives

- 7.109 Policy DM30 aims to meet the need for affordable housing in the Borough.
- 7.110 A significant positive effect is identified on SA objective 1: Housing provision as the policy requires new residential sites of greater than 0.33 hectares, or capable of delivering 11 or dwellings or a maximum combined gross floorspace of more than 1,000sqm are to allocate 35% of the dwellings to affordable homes. This provision will help reduce the shortage of new affordable homes, which is increasing per annum in Eastleigh Borough.
- 7.111 Policy DM30 is also predicted to have minor positive effects on community cohesion (SA objective 2: Community health) because it is more likely to deliver mixed communities.
- 7.112 A minor positive effect is also expected on SA objective 3: Economy as the provision of affordable housing will provide homes for local employees, thereby benefiting local businesses and the local economy.
- 7.113 Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.

Residential standards

- 7.114 Two policies are identified under this topic, as listed in the SA matrix below. The potential sustainability effects are as follows.

Residential standards – development management policy:		
Policy DM31, Dwellings with higher access standards		
Policy DM32, Internal space standards for residential development		
SA Objective	DM31	DM32
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	+	+
SA2: Safeguard and improve community health, safety and wellbeing	+	+
SA3: Develop a dynamic and diverse economy	0	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0
SA5: Protect and conserve natural resources	0	0
SA6: Reduce air, soil, water, light and noise pollution	0	0
SA7: Plan for the anticipated levels of climate change	0	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	0	0

Residential standards – development management policy:		
Policy DM31, Dwellings with higher access standards		
Policy DM32, Internal space standards for residential development		
SA Objective	DM31	DM32
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0	0

Description of effects in relation to SA objectives

- 7.115 Policy DM31 seeks to ensure there is suitable housing provision for residents in Eastleigh Borough who have mobility issues and for those who use wheelchairs. Policy DM32 aims to ensure that new residential buildings have enough space fit for purpose.
- 7.116 Minor positive effects are expected for SA objective 1: Housing provision and SA objective 2: Community health as the policies ensure that the floor space provided within a dwelling meets or exceeds the Government’s optional internal space standards and enough homes are provided that meet the needs of those with mobility issues and wheelchair users. Through these provisions, it allows all residents, including those who have mobility issues, to have sufficient and appropriately designed space to meet their everyday living needs.
- 7.117 Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.

Gypsies, Travellers and Travelling Showpeople

- 7.118 One policy is identified and it sets out the provisions for Gypsies, Travellers and Travelling Showpeople. The potential sustainability effects are as follows.

Gypsies, Travellers and Travelling Showpeople – development management policy:	
Policy DM33, Gypsies, Travellers & Travelling Showpeople	
SA Objective	DM33
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	++
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	+
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+
SA5: Protect and conserve natural resources	0
SA6: Reduce air, soil, water, light and noise pollution	0
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh’s contribution to climate change by reducing the borough’s carbon footprint and minimising other greenhouse gas emissions	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+

SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+

Description of effects in relation to SA objectives

- 7.119 Policy DM33 seeks to ensure that travelling communities have a sufficient number of sites to meet their needs. Note that this is an assessment of the policy only, i.e. the support for providing pitches and plots to meet the need for Gypsies, Travellers and Travelling Showpeople. Assessment of each of the sites that are allocated to meet this need are set out in the assessments of Policies FO7, BU4, BU5 and BU6 in **Chapter 9**.
- 7.120 A significant positive effect is expected for SA objective 1: Housing provision as Policy DM33 seeks to ensure that sufficient space is allocated for Gypsies, Travellers and Travelling Showpeople in the Borough. The policy also promotes Eastleigh Borough Council to work with its neighbouring authorities to establish whether there is a need for a transit site in the wider area.
- 7.121 The policy is predicted to have minor positive social and economic effects on SA objectives 2: Community health and 3: Economy, because it helps to ensure delivery of land to meet the housing needs of travelling communities, help improve social inclusion, accessibility to facilities and services, as well as improve accessibility to employment opportunities, which could be provided onsite.
- 7.122 Policy DM33 also specifies that the development of a site is not to compromise road safety, heritage, landscape or biodiversity interests and so a minor positive effect is expected on these SA objectives; SA objective 4: Road traffic / congestion, SA objective 10: Biodiversity and geodiversity, SA objective 12: Landscape and townscape and SA objective 13: Cultural heritage.

A healthy community

Recreation and open space

- 7.123 Four policies are identified under this topic, as shown in the SA matrix below. The potential sustainability effects are as follows.

Recreation and open space – development management policy:				
Policy DM34, Protection of recreation and open space facilities				
Policy DM35, Provision of recreation and open space facilities with new development				
Policy DM36, New and enhanced recreation and open space facilities				
Policy DM37, Recreational activity on the River Hamble				
SA Objective	DM34	DM35	DM36	DM37
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	0	0	0
SA2: Safeguard and improve community health, safety and wellbeing	+	+	++	+
SA3: Develop a dynamic and diverse economy	+	+	+	+
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0	+	0

Recreation and open space – development management policy:				
Policy DM34, Protection of recreation and open space facilities				
Policy DM35, Provision of recreation and open space facilities with new development				
Policy DM36, New and enhanced recreation and open space facilities				
Policy DM37, Recreational activity on the River Hamble				
SA Objective	DM34	DM35	DM36	DM37
SA5: Protect and conserve natural resources	0	0	++	0
SA6: Reduce air, soil, water, light and noise pollution	0	0	+	0
SA7: Plan for the anticipated levels of climate change	+	+	+	+
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+	+	+	+
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0	0	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+	+	++	+
SA11: Enhance the Borough's multifunctional green infrastructure networks	++	++	++	+
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+	+	++	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+	+	+	+

Description of effects in relation to SA objectives

- 7.124 Policy DM34: Protection of recreation and open space facilities, seeks to ensure there is no net loss of recreational space within the Borough. Policy DM35: Provision of recreation and open space facilities with new development, aims to ensure that new residential development provides sufficient recreational space either onsite (larger developments) or through financial contributions (smaller developments). Through setting out criteria, Policy DM36: New and enhanced recreation and open space facilities, aims to ensure that the provision of new and enhanced recreational space accords with other aims within the local plan. Policy DM37: Recreational activity on the River Hamble, covers a very specific geographic location in Eastleigh Borough, but aims to ensure that the River Hamble can maintain its importance to recreational sailors while avoiding adverse effects on its sensitive natural environment or on other recreational users.
- 7.125 Significant positive effects are expected in relation to SA objective 11: Green infrastructure for Policies DM34, DM35 and DM36 because, aside from the provision of indoor facilities, the definition of recreation facilities and open space is very wide-ranging and nearly all contribute to the green infrastructure network.
- 7.126 Through the provision and protection of green infrastructure within the Borough, all four policies will help to encourage active lifestyles with positive effects on SA objective 2: Community health, however, Policy DM36 seeks to provide new provision of recreational space and so a significant positive effect is predicted.
- 7.127 Similarly, minor positive effects for all policy options were identified in relation to three other SA objectives; the benefits that green infrastructure brings in relation to tourism (supporting SA objective 3: Economy), reducing the risk of flooding through increasing the cover of permeable surfaces (SA objective 7: Climate change adaption) and helping to reduce carbon emissions

through maintaining/increasing green space in the Borough (SA objective 8: Climate change mitigation).

- 7.128 Policy DM36 also makes specific reference to the aim of accommodating the biodiversity, character and agricultural value of open spaces, which leads to significant positive effects in relation to SA objective 5: Natural resources, SA objective 10: Biodiversity and geodiversity and SA objective 12: Landscape and townscape.
- 7.129 Furthermore, Policy DM36 requires improved opportunities for alternative modes of transport to link to new recreational facilities which will reduce the need for private vehicles accessing recreational spaces. This will reduce emissions and the policy is therefore likely to have minor positive effects on SA objective 4: Road traffic / congestion and SA objective 6: Pollution.
- 7.130 Minor positive effects are also expected on all four of the Policies on SA objective 13: Cultural Heritage. Policies DM34 and DM35 seek to protect existing open spaces and create open spaces within new development respectively, and as open space often help to enhance cultural heritage assets a minor positive effect is identified. Policy DM236 considers the heritage policies (criterion 'i') and rural character (criterion 'ii') whereas Policy DM37 considers the protection of the heritage value of the River Hamble (criterion 'iii,c').

Community, leisure and cultural facilities

- 7.131 One policy is identified under this topic, as shown in the SA matrix below. The potential sustainability effects are as follows.

Community, leisure and cultural facilities – development management policy:	
Policy DM38, Community, leisure and cultural facilities	
SA Objective	DM38
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	++
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+
SA5: Protect and conserve natural resources	+
SA6: Reduce air, soil, water, light and noise pollution	+
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA objectives

- 7.132 Policy DM38: Community, leisure and cultural facilities, seeks to ensure that the provision of community facilities increases in line with new residential development and that existing facilities are protected.
- 7.133 A significant positive effect is likely for SA objective 2: Community health as the primary focus of Policy DM38 is to ensure that there is sufficient community facility provision to meet the needs arising from the increase in population over the plan period. Furthermore, criterion 'ii' specifies that proposals are not to have any adverse impact on existing and proposed centres.
- 7.134 Minor positive effects are expected on SA objective 4: Road traffic / congestion, SA objective 6: Pollution and SA objective 8: Climate change mitigation, as the policy requires the provision of new community facilities to be accessible by sustainable modes of transport, which reduces the need for the use of private vehicles, thereby reducing emissions that contribute to air pollution.
- 7.135 Policy DM38 is also expected to have a minor positive effect on SA objective 5: Natural resources as criterion 'iii' sets out that for planning permission to be granted on new community facilities, developers will need to demonstrate that there are no suitable, viable and available sites within an existing centre or edge of centre location. This requirement should help to ensure that development of brownfield is prioritised over that of greenfield land and that building materials are not wasted on new structures when existing ones can be reused.
- 7.136 Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.

Cemeteries

- 7.137 One policy is identified under this topic, as listed in the SA matrix below. The potential sustainability effects are as follows.

Cemeteries – development management policy:	
Policy DM39, Cemetery provision	
SA Objective	DM39
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0
SA5: Protect and conserve natural resources	0
SA6: Reduce air, soil, water, light and noise pollution	+
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+
SA11: Enhance the Borough's multifunctional green infrastructure networks	+
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0

SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance

0

Description of effects in relation to SA objectives

- 7.138 Policy DM39: Cemeteries, seeks to ensure that cemetery provision meets the needs of the local community and has no adverse impacts on the local environment.
- 7.139 As cemeteries form part of the green infrastructure network, a minor positive effect is predicted on SA objective 11: Green infrastructure. A minor positive effect is also identified for SA objective 10: Biodiversity and geodiversity as proposals are required to demonstrate that there will be no adverse effects on biodiversity, and where possible biodiversity enhancements should take place.
- 7.140 Cemeteries provide a place for people to walk and participate in cultural activities and so a minor positive effect is also identified on SA objective 2: Community health.
- 7.141 Furthermore, a minor positive effect is also expected on SA objective 6: Pollution, as the criterion 'iii' requires to developers to provide a risk assessment and site specific data that the base of graves will not be below the water table, which will reduce the risk of water pollution.
- 7.142 Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.

Implementation

- 7.143 One policy is identified under this topic, as listed in the SA matrix below. The potential sustainability effects are as follows.

Implementation – development management policy:	
Policy DM40, Funding infrastructure	
SA Objective	DM40
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	+
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+
SA5: Protect and conserve natural resources	0
SA6: Reduce air, soil, water, light and noise pollution	+?
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh’s contribution to climate change by reducing the borough’s carbon footprint and minimising other greenhouse gas emissions	+?
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough’s multifunctional green infrastructure networks	+
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA objectives

- 7.144 Policy DM40: funding infrastructure seeks to secure funding from developers that can be used to provide infrastructure that is outlined in the local plan.
- 7.145 Three direct minor positive effects are expected as financial contributions assigned through Section 106 of the Town and Country Planning Act 1990 and Community Infrastructure Levy contribute to the provision and maintenance of community facilities, (SA objective 2: Community health) the transport network (SA objective 4: Road / traffic congestion) and green infrastructure (SA objective 11: Green infrastructure).
- 7.146 An indirect minor positive effect is expected on SA objective 3: Economy as an improved transport network underpins the employers accessing their place of work safely and efficiently.
- 7.147 Uncertain minor positive effects are expected for SA objectives SA6: Reduce air, soil, water, light and noise pollution and SA objective 8: climate change mitigation as if developer contributions fund public transport, this could reduce the number of private vehicles and therefore decreasing emissions that contribute to climate change. Furthermore, if a development had flooding issues, the developer could be expected to contribute to flooding mitigation measures.
- 7.148 Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.

8 Summary of SA findings for greenfield site allocations and reasonable alternatives

- 8.1 This chapter presents a summary of the assessment findings for greenfield site allocations included in the Proposed Submission Local Plan and reasonable alternatives to these. The SA scores for all site allocation options are shown in **Table 8.1**. Full site assessments are presented in **Appendix 8**. All assessments were undertaken based on the site boundaries only, therefore there is likely to be potential for at least some of the negative effects identified to be mitigated and for positive effects to be enhanced. The assessment of the plan as a whole, in **Chapter 10**, considers how policies within the plan may contribute to this.
- 8.2 The majority of these sites were assessed in July 2017. Sites were assessed on the basis of their boundary only at this stage, using the assumptions presented in **Appendix 4**. This was to ensure that all sites were assessed on a like-for-like basis. The options taken forward for inclusion in the Local Plan have been re-assessed, taking into account detailed development requirements included in the plan policies, in **Chapter 9** of this report.
- 8.3 The July 2017 assessments included assessment of site 36: Open space east of Priors Hill Lane (Land off Cunningham Gardens). EBC has advised that this site was previously included in error as access and open space requirements reduced the net site area to be too small to be included as an allocation. As such, 'Open space east of Priors Hill Lane (Land off Cunningham Gardens)' has not been included in this SA and all subsequent sites have been renumbered accordingly. Note that some of the sites assessed in July 2017 have since been given planning permission.
- 8.4 Since July 2017, EBC identified the following additional reasonable alternatives, which were assessed by LUC in early 2018 and have been included below:
- 1a & 1b: West of Allbrook Way / north of Knowle Hill, Allbrook.
 - 41: Land south of Winchester Road, Boorley Green.
 - 42: Land north of Myrtle Cottage, Winchester Road.
 - 43: Land north of Bert Betts Way and south of Peewit Hill.
 - 44: Land at Foxholes Farm, Firtree Lane.
 - 45: Home Farm, St Johns Road, Hedge End.
 - 46: The Coach House, Netley Firs Road.
 - 47: Land south of Allington Lane and north of the M27.
 - 48: Land off The Drove.
 - 49: Land north of Moorgreen Road.
- 8.5 Whilst the best available information has been used to inform assessments, there were a limited number of discrepancies in the information available for the sites assessed in July 2017 and those assessed in 2018. These were largely due to a change in Council officers who had contributed to the earlier site assessments. These changes in data availability were managed as best as possible given the circumstances, and in almost all cases, equivalent data was identified and used to inform assessments. Where there was a lack of data, this has been noted in the assessments and reflected with uncertainty in the scoring. As such, it is considered that the SA still provides an adequate basis for comparing the sustainability implications of greenfield site allocations and reasonable alternatives.
- 8.6 When assessing these additional sites, EBC advised that there would be no loss of woodland. In order to ensure consistency between the assessment of new sites and those assessed in July

2017, this has not been taken into account in the assessments presented in this chapter and in **Appendix 4**, although this has been accounted for in the site assessments presented in **Chapter 9** of this document.

- 8.7 EBC carried out the assessment against question 6.2 in July 2017. At this point, EBC provided general information about pollution risks to the sites, some of which was more relevant to question 6.1. All sites were assessed on a consistent basis at this stage. This chapter and **Appendix 4** reflect the original assessments prepared in July 2017, but any necessary changes to assessments on this basis have been recorded in Chapter 9. When considering the results of the SA with regards to site selection, the Council was aware that assessments against question 6.2 did not exactly align with the assumptions in **Appendix 4**. The Council has confirmed that the site selection process considered pollution issues as part of 'other environmental' criteria that were given a low weighting because it is likely that any issues could be mitigated. The Council was cautious of discounting sites prematurely and therefore took forward the majority of sites for more detailed assessment. Of the sites deemed unsuitable, significant pollution issues were raised for three sites (27, 28 and 29). All three of these sites would have retained a significant negative effect against question 6.2 if the original assessment criteria were applied in full. In addition, the Council has clarified that pollution effects were one of a number of reasons for not taking these sites forward as allocations.

SA Findings for greenfield site allocation options

SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs

- 8.8 Most of the site allocations and reasonable alternatives are expected to have a significant positive effect against SA objective 1.1 (contribution to housing needs). This is because they are capable of accommodating 15 or more dwellings. All other options are expected to have minor positive effects, as they would provide fewer than 15 dwellings.
- 8.9 All of the site allocations and reasonable alternatives scored an uncertain effect against SA objective 1.2 (provision of other elements of housing need) because information regarding the provision of different types of housing (e.g. housing for the elderly) was not available.

SA2: Safeguard and improve community health, safety and wellbeing

- 8.10 A small proportion of the site allocations and reasonable alternatives (20, 23, 30, 36 and 38) scored a significant positive effect against SA objective 2.2 (health facilities available locally) because they are all located within walking distance (400m) of a health care centre or GP surgery. Sites 4, 6, 7, 17 and 25 all scored a significant adverse effect against SA objective 2.2 because they are all located further than 1,600m from any hospital or GP surgery.
- 8.11 Most sites are likely to have a negligible effect against SA objective 2.3 (effect on local provision of sports facilities), as they will not result in a loss of sports facilities. Reasonable alternatives 35 and 39 are expected to have a significant adverse effect against this objective because development of both sites would result in the loss of sports and recreational facilities.
- 8.12 A small proportion of the site allocations and reasonable alternatives (9, 11, 21, 22 and 35) are expected to have a significant adverse effect against SA objective 2.4 (public open space available locally). This is due to the fact that development of each site and reasonable alternative would result in the loss of open space.
- 8.13 A mixture of effects is expected with regards to SA objectives 2.1 (community facilities available locally) and 2.5 (connected to cycle / footpath network), none of which are expected to be significant.

SA3: Develop a dynamic and diverse economy

- 8.14 A large proportion of the site allocations and reasonable alternatives scored a significant adverse effect against SA objectives 3.1(a) to 3.1(d) because they are over 1,400m from a major railway

station; over 1,200m from a minor railway station; over 800m from a frequent bus route; and over 800m from a semi-frequent bus route, respectively. Two sites (19 and 31) scored a significant adverse effect against SA objective 3.1(e) (close to major employment centre) because they are both more than 1,000m from a major employment centre.

- 8.15 Site 18 is expected to have a significant positive effect against SA objective 3.1(a) (close to major railway station) because it is located within 400m of Hedge End Railway Station, which has a frequent, peak-time service. A small proportion of sites and reasonable alternatives are expected to have a significant positive effect for SA objective 3.1(c)(close to frequent bus route) because they are within 800m of a frequent bus route. One reasonable alternative, Site 11, would have a significant positive effect against SA objective 3.1 (e) (close to major employment centre) because it is within 400m of the Hedge End Industrial Area.
- 8.16 No significant effects were recorded against SA objectives 3.2, 3.3 and 3.4.
- 8.17 SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice The scores recorded with regards to SA objectives 4.1, 4.2, 4.3, 4.4 and 4.5(a) are based on the same criteria as SA objective 3.1 (a to e) respectively, and therefore the same as discussed above.
- 8.18 Five sites (4, 6, 7, 17 and 25) scored a significant adverse effect against SA objective 4.6 (health facilities available locally) because they are each located further than 1,600m from a hospital or GP surgery. Five other sites and reasonable alternatives (20, 23, 30, 36 and 38) scored a significant positive effect against SA objective 4.6 because they are located within 400m of a health care centre or GP surgery (same as SA objective 2.2).
- 8.19 Approximately half of the site allocations and reasonable alternatives scored a significant adverse effect against SA objective 4.7 (shopping services available locally) because they are further than 800m from a town, district or local centre. One site (20) scored a significant positive effect against this objective because it is within 200m of a Botley village centre.
- 8.20 A small proportion of site allocations and reasonable alternatives scored a significant positive effect against SA objective 4.8 (close to a primary school) because they are all within 400m of a primary school. Eight of the sites (3, 17, 25, 26, 31, 34, 43 and 47) scored a significant adverse effect against this objective because they were over 1,000m from a primary school.
- 8.21 Just less than one third of the site allocations and reasonable alternatives scored a significant positive effect against objective 4.9 (close to a secondary school) because they are within 800m of a secondary school. Nine of the sites (12, 27, 28, 29, 30, 33, 43, 47 and 48) were further than 2,000m from a secondary school, scoring a significant negative effect against this objective.
- 8.22 A mix of effects was recorded against SA objectives 4.10 (connected to cycle / footpath network) and 4.11 (barrier between site and destination). None of these effects were significant.

SA5: Protect and conserve natural resources

- 8.23 Over one third of site allocations and reasonable alternatives scored a significant adverse effect against SA objective 5.2 (result in loss of higher grade agricultural land) because they are partly or entirely located in an area of high quality agricultural land (Grades 1 or 2).
- 8.24 Two sites (24 and 42) scored a significant positive effect against SA objective 5.3 (use previously developed land) because both contain previously developed land.
- 8.25 SA objectives 5.1 (avoid sterilisation of mineral resources) and 5.4 (deliver allotments or community farms) received a mixture of effects, none of which were significant.

SA6: Reduce air, soil, water, light and noise pollution

- 8.26 Four sites (1, 16, 23 and 24) scored a significant adverse but uncertain effect against SA objective 6.1 (affected by noise or in an AQMA) because they are within close proximity to A roads and in some cases, the motorway, as well as falling within or close to AQMAs.

SA7: Plan for the anticipated levels of climate change

- 8.27 Site 9 is expected to have a significant adverse effect against SA objective 7.1 (provide additional or improved GI) because development of the site may result in the partial loss of a green route. The effect is uncertain because it is unknown whether any loss would be mitigated.
- 8.28 Approximately one third of the sites assessed (allocations and reasonable alternatives) are expected to have a significant adverse but uncertain effect against SA objective 7.2 (at risk of flooding) because they fall partly or entirely within Flood Zone 3 or are subject to 'more' or 'intermediate' surface water flood risk. The extent of these areas varies with many limited to small or very small areas within the sites. Most of the sites where a significant adverse but uncertain effect was identified are not allocated in the Local Plan. The uncertainty related to all negative effects reflects the potential for layout and design of development to avoid or mitigate potential impacts.
- 8.29 All but one of the site allocations and reasonable alternatives (40) scored a negligible effect against SA objective 7.3 (at risk of coastal change). Site 40 scored a significant adverse but uncertain effect because it is located within an area of coastal change yet it does not contribute towards Shoreline Management Plan objectives.

SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions

- 8.30 The site allocations and reasonable alternatives were not assessed against this SA objective, as this objective is only considered relevant to Development Management (DM)-style policies.

SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste

- 8.31 The site allocations and reasonable alternatives were not assessed against this SA objective, as this objective is only considered relevant to DM-style policies, as this objective is only considered relevant to DM-style policies.

SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range

- 8.32 Four of the site allocations and reasonable alternatives (27, 28, 39 and 40) scored a significant adverse effect against SA objective 10.1 (impact internationally / nationally designated site). This is because each of the sites contains or is located within close proximity of a SAC and/or SPA, or contains supporting habitats for nearby SACs/SPAs. For some of these sites it is not possible to mitigate loss or damage to existing habitats.
- 8.33 Approximately 25% of the site allocations and reasonable alternatives scored a significant adverse effect against SA objective 10.2 (impact locally designated biodiversity site) because development is likely to result in damage to, or the loss of, locally designated biodiversity sites.
- 8.34 Under 50% of the site allocations and reasonable alternatives scored a significant adverse effect against SA objective 10.3 (affect areas with other nature conservation value) because development is likely to result in damage to, or the loss of, areas with nature conservation value such as BAP priority habitats.
- 8.35 Over 50% of the site allocations and reasonable alternatives also scored a significant adverse effect against SA objective 10.4 (adversely impact the biodiversity network) because development of these sites could have a negative impact on the biodiversity network (e.g. hedgerows and other corridors for species movement).
- 8.36 The majority of site allocations and reasonable alternatives scored a negligible effect against SA objective 10.5 (adversely affect ancient woodland). Sites 3 and 25 scored a significant adverse effect against this objective because both either contain an area of ancient woodland or lie adjacent to an area of ancient woodland. Development could therefore result in damage to ancient woodland.

SA11: Enhance the Borough's multifunctional green infrastructure networks

- 8.37 Site 9 is expected to have a significant adverse effect against SA objective 11.3 (provide additional or improved GI) because it contains a green route which would be lost to development. The effect is uncertain because it is unknown whether any loss would be mitigated.
- 8.38 A mixture of effects were recorded against SA objectives 11.1 (affect TPO trees) and 11.2 (connected to cycle / footpath network), none of which were significant.

SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities

- 8.39 A small proportion of the site allocations and reasonable alternatives scored a significant adverse effect against SA objective 12.1 (affect separation of neighbouring settlements) because development of these sites could contribute to settlement coalescence.
- 8.40 Four sites (1, 25, 40 and 1a & 1b) scored a significant adverse effect against SA objective 12.2 (protect the character of the countryside, coast, towns and villages) because they all fall within areas assessed as having high / moderate sensitivity to development. The effect against 1a & 1b is uncertain because whilst the northern part of the site has high / moderate sensitivity to development, the southern part of the site has low sensitivity to development. The actual effect will therefore depend on which part of the site development takes place in.

SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance

- 8.41 Three sites (30, 33 and 40) scored a significant adverse effect against SA objective 13.1 (protect and enhance sites of heritage importance). Development of site 30 and 33 has the potential to adversely affect the setting of a listed windmill, whilst development of the river frontage at Site 40 could have an adverse effect on the quietest part of the river.

Table 8.1: SA scores for site allocations and reasonable alternatives (* asterisk shows allocated sites)^{66,67,68}

Site I.D.	1.1 Contribution to housing needs	1.2 provision of other elements of housing need	2.1 Community facilities available locally	2.2 Health facilities available locally	2.3 Effect on local provision of sports facilities	2.4 Public open space available locally	2.5 Connected to cycle / footpath network	3.1(a) Close to major railway station	3.1(b) Close to minor railway station	3.1(c) Close to frequent bus route	3.1(d) Close to semi-frequent bus route	3.1(e) Close to major employment centre	3.2 Industrial, office or warehousing floorspace	3.3 loss of employment land	3.4 increase amount of commercial uses	4.1 Close to major railway station	4.2 Close to minor railway station	4.3 Close to frequent bus route	4.4 Close to semi-frequent bus route	4.5(a) Close to major employment centre	4.5(b) Close to major population centre	4.6 Health facilities available locally	4.7 Shopping services available locally	4.8 Close to a primary school	4.9 Close to a secondary school	4.10 Connected to cycle / footpath network	4.11 Barrier between site and destinations	5.1 Avoid sterilisation of mineral resources	5.2 Result in loss of higher grade agricultural land	5.3 Use previously developed land	5.4 Deliver allotments or community farms	6.1 Affected by noise or in an AQMA	6.2 Increase pollution	7.1 Provide additional or improved GI	7.2 At risk of flooding	7.3 At risk of coastal change	10.1 Impact internationally / nationally designated site	10.2 Impact locally designated biodiversity site	10.3 Affect areas with other nature conservation value	10.4 Adversely impact the biodiversity network	10.5 Adversely affect ancient woodland	11.1 Affect TPO trees	11.2 Connected to cycle / footpath network	11.3 Provide additional or improved GI	12.1 Affect separation of neighbouring settlements	12.2 Protect the character of the countryside, coast, towns and villages	13.1 Protect and enhance sites of heritage importance			
1	+	?	+	0	0	+	+	--	--	+	-	-	-	0	0	--	--	+	-	-	0	0	-	+	+	+	-	-?	-	-	+	--	-?	0	--	?	0	-	--	--	--	0	-?	+	0	--	--	-?		
1a & 1b*	+	?	+	-	0	+	0	--	--	-	-	-	-	0	0	--	--	-	-	-	0	-	--	0	+	0	-	-?	-	-	+	-?	--	?	0	0	0	-?	-?	-	0	0	-?	0	0	-	--	-?	0	
2*	+	?	+	-	0	+	-	--	--	-	-	-	-	0	0	--	--	-	-	-	0	-	--	-	+	-	-	-?	-	-	+	-?	-?	0	-?	0	-	-	--	--	-	-?	-	0	-	-	-?			
3*	+	?	0	0	0	+	0	--	--	+	--	-	-	0	0	--	--	+	--	-	0	0	--	--	-	0	0	-?	0	-	+	0	-?	0	0	0	-	--	-	-	--	0	0	0	0	0	0	-?		
4*	+	?	0	--	0	+	-	--	--	--	--	-	-	0	0	--	--	--	--	-	0	--	--	-	+	-	+	0	0	-	+	0	--	?	0	-?	0	-	--	0	0	0	0	0	0	-	0	?	?	0
5	+	?	0	-	0	+	0	--	--	--	--	-	-	-	0	--	--	--	--	-	0	-	--	+	+	0	+	0	0	-	+	0	-?	0	-	0	-	-	--	--	0	-?	0	0	--	0	0			
6	+	?	0	--	0	+	0	--	--	--	--	-	-	0	0	--	--	--	--	-	0	--	--	+	+	0	+	0	0	-	+	0	-?	0	--	?	0	-	0	--	--	0	-?	0	0	--	-	-?		
7*	+	?	0	--	0	+	-	--	--	--	--	-	-	0	0	--	--	--	--	-	0	--	--	+	+	-	+	0	0	-	+	0	-?	0	0	0	-	0	0	--	0	-?	-	0	-	-	0			
8*	+	?	+	+	0	+	0	--	--	+	--	-	-	0	0	--	--	+	--	-	0	+	0	+	+	0	+	-?	0	-	+	0	-?	+	-?	0	-	--	-	0	0	-?	0	+	--	0	-?			
9	+	?	0	+	0	--	?	0	--	--	-	+	-	0	0	--	--	-	--	+	0	+	--	+	+	0	+	-?	0	-	+	0	-?	?	?	0	-	-	-	-	0	0	0	0	0	0	--	-	0	
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11	+	?	0	+	0	--	0	-	--	--	+	+	-	0	0	-	--	--	+	+	0	+	-	+	0	0	0	0	--	-	+	-?	--	?	-?	-?	0	-	0	--	--	0	-?	0	-?	--	-	0		
12*	+	?	+	+	0	+	0	--	--	--	+	-	-	0	0	--	--	--	+	-	0	+	+	0	--	0	0	0	-	-	+	-?	--	?	?	0	--	?	0	-	--	--	0	-?	0	0	0	-	0	
13*	+	?	0	+	0	+	+	+	--	--	+	+	-	0	0	+	--	--	+	+	0	+	-	+	+	+	+	-?	--	-	+	-?	--	?	?	0	--	?	0	-	--	--	--	-	-?	+	0	--	0	0
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15*	+	?	-	-	0	0	-	--	--	--	--	-	-	0	0	--	--	--	--	-	0	-	--	-	-	-	+	-?	-	-	+	-?	--	?	?	0	-?	0	-	--	--	0	-?	-	0	?	?	0		

66 See Figure 2.1 for explanation of symbology.

67 See Table 2.2 for details of each SA objective.

68 Full site names can be found alongside full assessments of the sites in Appendix 8.

Site I.D.	1.1 Contribution to housing needs	1.2 provision of other elements of housing need	2.1 Community facilities available locally	2.2 Health facilities available locally	2.3 Effect on local provision of sports facilities	2.4 Public open space available locally	2.5 Connected to cycle / footpath network	3.1(a) Close to major railway station	3.1(b) Close to minor railway station	3.1(c) Close to frequent bus route	3.1(d) Close to semi-frequent bus route	3.1(e) Close to major employment centre	3.2 Industrial, office or warehousing floorspace	3.3 loss of employment land	3.4 increase amount of commercial uses	4.1 Close to major railway station	4.2 Close to minor railway station	4.3 Close to frequent bus route	4.4 Close to semi-frequent bus route	4.5(a) Close to major employment centre	4.5(b) Close to major population centre	4.6 Health facilities available locally	4.7 Shopping services available locally	4.8 Close to a primary school	4.9 Close to a secondary school	4.10 Connected to cycle / footpath network	4.11 Barrier between site and destinations	5.1 Avoid sterilisation of mineral resources	5.2 Result in loss of higher grade agricultural land	5.3 Use previously developed land	5.4 Deliver allotments or community farms	6.1 Affected by noise or in an AQMA	6.2 Increase pollution	7.1 Provide additional or improved GI	7.2 At risk of flooding	7.3 At risk of coastal change	10.1 Impact internationally / nationally designated site	10.2 Impact locally designated biodiversity site	10.3 Affect areas with other nature conservation value	10.4 Adversely impact the biodiversity network	10.5 Adversely affect ancient woodland	11.1 Affect TPO trees	11.2 Connected to cycle / footpath network	11.3 Provide additional or improved GI	12.1 Affect separation of neighbouring settlements	12.2 Protect the character of the countryside, coast, towns and villages	13.1 Protect and enhance sites of heritage importance			
16	+	?	0	+	0	+	-	-	-	-	-	-	-	-	0	-	-	-	-	-	0	+	-	+	+	0	-	-	-	-	-	-	-	0	0	0	-	0	0	0	0	0	-?	-	0	-	-	0		
17	+	?	0	-	0	0	0	0	-	-	-	+	-	0	0	0	-	-	-	+	0	-	-	-	0	0	0	-	-	-	-	-	-	-	0	-?	0	-	0	-	-	-	0	0	0	0	0	-	-	0
18	+	?	-	0	0	+	0	+	-	-	+	+	-	-	0	+	-	-	+	+	0	0	-	0	0	-	0	-	-	-	-	-	-	-	0	0	0	-	-	-	-	-	0	0	0	0	0	-	-	0
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21*	+	?	+	0	0	-	-	-	-	-	-	-	-	0	0	-	-	-	-	-	0	0	-	+	0	-	+	-?	-	-	-	-	-	-?	-?	-?	-?	0	-	-	-?	0	0	0	-	-?	0	0	0	
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24	+	?	+	+	0	+	+	-	-	-	-	-	-	-	0	-	-	-	-	-	0	+	-	+	+	+	0	-	-	-	-	-	-	-	-?	0	0	-	-	0	0	0	+	0	0	?	0			
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26	?	?	-	-	0	0	-	+	-	-	-	-	-	-	0	+	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	-	-?	0	0	0	0	-	0	-	0	0		
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28	?	?	0	0	0	+	-	-	+	+	-	-	-	0	0	-	+	+	-	-	0	0	-	0	-	+	0	-	-	-	-	-	-	-?	0	0	0	-	-	-	-	0	0	-?	-	0	0	-	0	
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36	+	?	+	+	0	+	+	-	-	+	+	-	-	-	0	-	-	+	+	-	0	+	+	0	+	+	+	-?	-	-	-	-	-?	0	-?	0	-?	0	-	-	-?	-	0	0	+	0	-	0	0	

Site I.D.	1.1 Contribution to housing needs	1.2 Provision of other elements of housing need	2.1 Community facilities available locally	2.2 Health facilities available locally	2.3 Effect on local provision of sports facilities	2.4 Public open space available locally	2.5 Connected to cycle / footpath network	3.1(a) Close to major railway station	3.1(b) Close to minor railway station	3.1(c) Close to frequent bus route	3.1(d) Close to semi-frequent bus route	3.1(e) Close to major employment centre	3.2 Industrial, office or warehousing floorspace	3.3 loss of employment land	3.4 increase amount of commercial uses	4.1 Close to major railway station	4.2 Close to minor railway station	4.3 Close to frequent bus route	4.4 Close to semi-frequent bus route	4.5(a) Close to major employment centre	4.5(b) Close to major population centre	4.6 Health facilities available locally	4.7 Shopping services available locally	4.8 Close to a primary school	4.9 Close to a secondary school	4.10 Connected to cycle / footpath network	4.11 Barrier between site and destinations	5.1 Avoid sterilisation of mineral resources	5.2 Result in loss of higher grade agricultural land	5.3 Use previously developed land	5.4 Deliver allotments or community farms	6.1 Affected by noise or in an AQMA	6.2 Increase pollution	7.1 Provide additional or improved GI	7.2 At risk of flooding	7.3 At risk of coastal change	10.1 Impact internationally / nationally designated site	10.2 Impact locally designated biodiversity site	10.3 Affect areas with other nature conservation value	10.4 Adversely impact the biodiversity network	10.5 Adversely affect ancient woodland	11.1 Affect TPO trees	11.2 Connected to cycle / footpath network	11.3 Provide additional or improved GI	12.1 Affect separation of neighbouring settlements	12.2 Protect the character of the countryside, coast, towns and villages	13.1 Protect and enhance sites of heritage importance		
37	+	?	0	+	0	+	0	-	-	+	-	-	-	0	0	-	-	+	-	0	+	-	-	0	+	-?	-	-	?	-?	-?	0	0	0	-	0	-	-	0	-?	0	0	-	0	0				
38	+	?	+	+	0	+	0	-	-	-	+	-	-	0	0	-	-	+	-	0	+	-	-	+	0	0	-?	-	-	?	0	-?	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	
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41	+	?	-	0	0	+	-	-	-	-	-	-	-	0?	0	-	-	-	-	-	0	0	-	0	-	-	0	-	?	+	-?	-?	0	-?	0	-?	0	0	0	-	-	0	0	-	0	0	-	0	
42*	+	?	-	-	0	0	0	+	-	-	-	-	-	0	0	+	-	-	-	-	0	-	-	0	0	-	0	-	0	-	?	-?	0	0	0	0	0	0	-	-?	0	0	0	0	0	0	0	0	
43	+	?	-	0	0	-	-	-	-	-	-	-	-	0	0	-	-	-	-	-	0	0	-	-	-	0	-?	0	+	?	+	-?	-?	0	0	0	0	0	-?	-	0	0	0	0	-	0	0	0	
44*	+	?	0	-	0	+	0	-	-	-	-	+	-	0	0	-	-	-	-	+	0	-	-	0	+	0	+	0	0	0	+	?	-?	-?	0	0	0	-	0	-	-?	0	0	0	0	0	0	0	0
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46	+	?	0	0	0	+	0	-	-	-	-	-	-	0	0	-	-	-	-	-	0	0	0	+	0	0	-?	-	?	+	-?	0	0	-?	0	0	0	0	-?	-?	0	-?	0	-?	0	0	-	0	
47	+	?	0	+	0	+	0	-	-	-	-	-	-	0	0	-	-	-	-	-	0	+	-	-	-	0	-	-?	0	-	?	-?	0	-?	0	-?	0	0	0	-	-	-	-	-?	0	0	0	-	0
48	+	?	0	+	0	0	-	-	-	-	-	-	-	0	0	-	-	-	-	-	0	+	-	+	-	-	0	0	-	?	-?	0	0	0	0	0	0	0	-?	-	-	0	0	0	-	0	0	0	
49	+	?	0	+	0	+	0	-	-	-	-	+	-	0	0	-	-	-	-	+	0	+	-	+	-	0	-	0	-	?	-?	0	-?	0	-?	0	-	-	-	-	0	0	0	0	0	-	-	?	

9 SA findings for Local areas – parish by parish policies and proposals

- 9.1 This chapter assesses the 58 parish-by-parish policies and proposals set out in the Eastleigh Borough Local Plan Proposed Submission Document. These are presented under headings of the relevant area committee boundaries, in order to reflect the Local Plan. The Local Plan notes that the Strategic Policies and Development Management Policies are relevant to all development within the Borough.
- 9.2 Whilst all policies and proposals have been assessed against the same objectives, there are two types of assessment table included in this chapter. There is a shorter version, which has one row per SA objective, against which policies and non-housing and non-employment proposals have been assessed. Some policies have been assessed against a longer version, which includes sub-questions for each SA objective. This longer version has been used to assess site allocations, to ensure that the same level of detail is provided for all site allocations.
- 9.3 The greenfield site allocations for residential development and their reasonable alternatives were assessed earlier in the SA process, and the results of this are recorded in **Chapter 8**. These sites can be identified from the assessments below by the text 'This policy allocates a greenfield site'. At the time of these earlier assessments, development requirements were not known and therefore the sites were assessed on the merits of their location only. These assessments are referred to as 'site only' assessments below. The Local Plan Proposed Submission Document includes policies outlining development requirements for the selected site allocations. The assessments of these are referred to as 'policy' assessments below. For these sites, the 'site only' and 'site with policy' assessments have been presented side by side below, with an explanation of any changes to the site assessment as a result of the requirements of the corresponding allocation policy. Full, 'site only' assessments are presented in **Appendix 8**.
- 9.4 For some questions, particularly those related to SA objectives 2 (community health), 3 (economy) and 4 (road traffic/congestion), there is generally no change between the 'site only' assessment and the 'site with policy' assessment. This is generally because these questions relate to the distance between the site and various services and facilities, which will not change as a result of the policy.
- 9.5 It is noted that the introductory text in **Chapter 6** of the Local Plan emphasises that the Strategic Policies and DM Policies apply as relevant to all development within the Borough. In order to be transparent about effects arising from each part of the plan, the assessments in this chapter do not take into account any mitigation that may result from other policies within the Local Plan. An exception to this approach is where the effects of another Local Plan policy clearly vary according to the scale or location of development provided by the site allocation policy. This applies to the following:
- *Policy DM31 Dwellings with higher access standards* - requires provision of accessible and adaptable dwellings in developments of 40 residential units and above, resulting in an SA score of '+?' for all policies allocating residential sites of this scale.
 - *Policy DM30 Delivering affordable housing* – requires 35% affordable housing as part of new housing developments where the proposal comprises sites of 0.33ha or more and on sites with, or capable of accommodating 11 or more dwellings, resulting in an SA score of '++' for all policies allocating residential sites of this scale.
- 9.6 The effects of Local Plan policies that do not vary according to the scale or location of development provided by the allocation policy are considered in the discussion of the likely effects of the plan as a whole (i.e. all policies in combination with each other) in **Chapter 10**. However, EBC also advised that assessments should account for the fact that no woodland will be lost to development (with the exception of Dumbleton's Copse / Pinewood Park allocated in Policy DM25, which allows a small amount of development to enhance the remaining woodland).

- 9.7 Some of the sites allocated in the Proposed Submission Local Plan have already been granted planning permission. These sites have not been subject to SA, as the Local Plan will not have an effect on whether or not these are developed.
- 9.8 All tables summarising the SA findings (in terms of scores) in this section use the symbology set out in **Figure 2.1**. See **Table 2.2** for details of each SA objective.

Bishopstoke, Fair Oak and Horton Heath

Policy Bi1 South of Stokewood Surgery, Bishopstoke

- 9.9 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy Bi1, South of Stokewood Surgery, Bishopstoke	
SA Objective	Bi1
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	++
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0
SA5: Protect and conserve natural resources	-?
SA6: Reduce air, soil, water, light and noise pollution	0
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA Objectives

- 9.10 Policy Bi1 is likely to have a significant positive effect on community health through the provision of healthcare facilities. The policy could have a minor negative effect on natural resources as part of the site falls within a Minerals Safeguarding Area and a Minerals Consultation Area however, as the site is located within an urban area it is uncertain whether extraction would be possible for this site.

Policy F01 West Of Durley Road

9.11 This policy allocates a greenfield site.

Policy F01, West of Durley Road (site 7 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	+?	Policy DM31 requires provision of accessible and adaptable dwellings in developments of 40 residential units and above.
2.1 Are community facilities (community hall or library) available locally?	0	0	No change.
2.2 Are health facilities available locally?	--	--	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	+	++	Policy FO1 requires development to provide on-site public open space and play areas to serve the development.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	+	Policy FO1 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
3.1(a) Is the location close to a major rail station?	--	--	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	--	--	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	--	--	No change.
3.1 (e) Is the location close to a major employment centre?	-	-	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	0	No change.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	--	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.

Policy FO1, West of Durley Road (site 7 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	--	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	--	No change.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	-	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	--	--	No change.
4.7 Are shopping and related services available locally?	--	--	No change.
4.8 Is the location close to a Primary school?	+	+	No change.
4.9 Is the location close to a Secondary school?	++	++	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy FO1 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	+	No change.
5.1 Will development avoid the sterilisation of mineral resources?	0	0	No change.
5.2 Will it result in the loss of higher grade agricultural land?	0	0	No change.
5.3 Will it use previously developed land?	-	-	No change.
5.4 Will it deliver or support allotments or community farms?	+	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	0	The July 2017 EBC officer assessment of SA 6.2 recognised the potential for adverse noise effects on a residential allocation from adjacent farms. This should have been recorded against SA 6.1 not SA6.2. The 'site only' score has been amended to correct this. Policy FO1 requires the development to ensure an acceptable noise environment for new homes, providing adequate mitigation of this potential negative effect.
6.2 Will development increase pollution?	-?	0	Whilst the July 2017 EBC officer assessment of SA 6.2 did not identify any likely increases in pollution from development of this site, it is now recognised that development may lead to decreased water quality in a watercourse to the south east of the site, which runs into Ford Lake. As such, the 'site only' score should remain as a minor negative despite the correction noted under SA 6.1. Policy FO1 also requires water quality and flows into Ford Lake to be preserved and provision of a connection to the sewerage system at the nearest point, providing adequate mitigation of this potential negative effect.

Policy FO1, West of Durley Road (site 7 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
7.1 Will the development provide additional or improved green infrastructure?	0	+	Policy FO1 requires development to provide on-site public open space to serve the development.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	0	No change.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	0	Policy FO1 requires development to ensure that adverse impacts on protected habitats or species are avoided or mitigated.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	0	No change.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	+	Policy FO1 states that development should ensure a net gain in biodiversity.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	+	Policy FO1 requires development to ensure that adverse impacts on protected habitats or species are avoided or mitigated. It also encourages habitat creation and enhanced connectivity within the Chalcroft PBL.
10.5 Will the development adversely affect ancient woodland?	0	0	No change.
11.1 Will the development affect TPO trees?	-?	-?	No change.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy FO1 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	+	Policy FO1 requires development to provide on-site public open space to serve the development.
12.1 Will development adversely affect the separation of neighbouring settlements?	-	-	No change.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	0	Whilst the landscape sensitivity of the site has not changed, the likely effect is now considered negligible, as Policy FO1 requires provision of a good quality landscape setting for development.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local	-?	0	The July 2017 EBC officer assessment for SA 13.1 stated that development of the site will not affect heritage assets. However, potential effects on the nearby Grade II listed building, The Cockpit, have since been identified therefore the 'site only' score has been updated to reflect this. Policy FO1

Policy FO1, West of Durley Road (site 7 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
importance for heritage?			specifically requires that the architectural and historic significance of The Cockpit is conserved, providing adequate mitigation of this potential negative effect.

Policy FO2, Land north of Mortimers Lane

- 9.12 This policy allocates land north of Mortimers Lane for residential use. As planning permission has already been granted for this development, it has not been assessed as part of this SA.

Policy FO3, East of Allington Lane

- 9.13 This policy allocated a small greenfield site.

Policy FO3, East of Allington Lane (site 8 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	?	No change.
2.1 Are community facilities (community hall or library) available locally?	+	+	No change.
2.2 Are health facilities available locally?	+	+	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	++?	++	Policy FO3 requires development to provide on-site public open space and pay areas to serve the development or a contribution to off-site provision.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	+	Policy FO3 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
3.1(a) Is the location close to a major rail station?	--	--	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	++	++	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	--	--	No change.
3.1 (e) Is the location close to a major employment centre?	-	-	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	0	No change.

Policy FO3, East of Allington Lane (site 8 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	--	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	++	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	--	No change.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	-	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	+	+	No change.
4.7 Are shopping and related services available locally?	0	0	No change.
4.8 Is the location close to a Primary school?	++	++	No change.
4.9 Is the location close to a Secondary school?	++	++	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	+	Policy FO3 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	+	No change.
5.1 Will development avoid the sterilisation of mineral resources?	-?	-?	No change.
5.2 Will it result in the loss of higher grade agricultural land?	0	-?	No change.
5.3 Will it use previously developed land?	-	-	No change.
5.4 Will it deliver or support allotments or community farms?	+	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	0	The July 2017 EBC officer assessment of SA 6.2 recognised potential for adverse noise effects on a residential allocation from the adjacent school. This should have been recorded against SA 6.1 not SA 6.2. The 'site only' score has been amended to correct this. Policy FO3 requires the development to ensure an acceptable noise environment for new homes.
6.2 Will development increase pollution?	-?	0	Whilst the July 2017 EBC officer assessment of SA 6.2 did not identify any likely increases in pollution from development of the site, it is now recognised that development may lead to decreased water quality in the Lower Itchen. As such the 'site only' score should remain as a minor negative despite

Policy FO3, East of Allington Lane (site 8 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
			the correction noted under SA 6.1. Policy FO3 also requires water quality and flows into the Lower Itchen to be preserved and provision of a connection to the sewerage system at the nearest point, providing adequate mitigation of this potential negative effect.
7.1 Will the development provide additional or improved green infrastructure?	+?	+	Policy FO3 requires development to provide on-site public open space to serve the development or a contribution to off-site provision.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	-?	No change.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	0	Policy FO3 requires water quality and flows into The Lower Itchen to be preserved.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	--	+	Potentially significant effects have been identified however, Policy FO3 requires the dedication of land within Quobleigh Pond and Woods SINC to public ownership together with a specification of Great Crested Newt and woodland enhancements, the removal of non-native species and a commuted sum to be paid by the developer for future management and maintenance of the SINC. This provides both mitigation against the significant effects and opportunities for enhancement.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	+	Policy FO3 requires the provision of a Great Crested Newt strategy to provide a connected ecological network on site. The policy also states that development should ensure a net gain in biodiversity.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	0	No change.
10.5 Will the development adversely affect ancient woodland?	0	0	No change.
11.1 Will the development affect TPO trees?	-?	-?	No change.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	+	Policy FO3 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	+	Policy FO3 requires development to provide on-site public open space to serve the development or a contribution to off-site provision.
12.1 Will development adversely affect the separation of neighbouring settlements?	--	--	No change.

Policy FO3, East of Allington Lane (site 8 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	0	No change.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	-?	No change.

Policy FO4, Lechlade, Burnetts Lane, Fair Oak

9.14 This policy allocates a greenfield site.

Policy FO4, Lechlade, Burnetts Lane, Fair Oak (site 10 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+	++	The site will provide 11 dwellings. In line with Policy DM30 the site will be required to provide 35% affordable housing resulting in an SA score of '++' for all policies allocating residential sites of this scale.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	?	No change.
2.1 Are community facilities (community hall or library) available locally?	0	0	No change.
2.2 Are health facilities available locally?	-	-	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	+	+	No change.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	+	Policy FO4 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
3.1(a) Is the location close to a major rail station?	--	--	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	--	--	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	--	--	No change.
3.1 (e) Is the location close to a major employment centre?	-	-	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment	0	0	No change.

Policy FO4, Lechlade, Burnetts Lane, Fair Oak (site 10 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
land, or land which would be suitable for employment purposes?			
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	--	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	--	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	--	No change.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	-	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	-	-	No change.
4.7 Are shopping and related services available locally?	--	--	No change.
4.8 Is the location close to a Primary school?	+	+	No change.
4.9 Is the location close to a Secondary school?	++	++	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy FO4 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	+	No change.
5.1 Will development avoid the sterilisation of mineral resources?	0	0	No change.
5.2 Will it result in the loss of higher grade agricultural land?	0	0	No change.
5.3 Will it use previously developed land?	-	-	No change.
5.4 Will it deliver or support allotments or community farms?	+?	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	-?	The July 2017 EBC officer assessment of SA 6.2 recognised potential for adverse noise effects on a residential allocation from Botley Road / Burnetts Lane. This should have been recorded against SA 6.1 not SA 6.2. The 'site only' score has been amended to correct this. Policy FO4 does not change the score.
6.2 Will development increase pollution?	-?	0	Whilst the July 2017 EBC officer assessment of SA 6.2 did not identify any likely increases in pollution from development of the site, it is now recognised that development may lead to decreased water

Policy FO4, Lechlade, Burnetts Lane, Fair Oak (site 10 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
			quality in the Lower Itchen. As such the 'site only' score should remain as a minor negative despite the correction noted under SA 6.1. Policy FO4 requires water quality and flows into the Lower Itchen to be preserved providing adequate mitigation of this potential negative effect.
7.1 Will the development provide additional or improved green infrastructure?	0	0	No change.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	0	No change.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	0	Policy FO4 requires water quality and flows into The Lower Itchen to be preserved.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	0	No change.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	+	Policy FO4 requires the maintenance, reinforcement and buffering of hedgerows, trees belts and woodland. It also requires development to ensure that adverse impacts on protected habitats or species are avoided or mitigated and states that development should ensure a net gain in biodiversity.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	0	No change.
10.5 Will the development adversely affect ancient woodland?	0	0	No change.
11.1 Will the development affect TPO trees?	-?	0	Policy FO4 requires the maintenance, reinforcing and buffering of tree belts and woodland including trees protected by TPO.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy FO4 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	0	No change.
12.1 Will development adversely affect the separation of neighbouring settlements?	-	-	No change.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	0	No change.

Policy FO4, Lechlade, Burnetts Lane, Fair Oak (site 10 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	0	The July 2017 EBC officer assessment for SA 13.1 stated that development of the site will not affect heritage assets. However, potential effects on the nearby Grade II listed building Saxon Court have since been identified therefore, the 'site only' score has been updated to reflect this. Policy FO4 specifically requires that the architectural and historic significance of Saxon Court is preserved, providing adequate mitigation of this potential negative effect.

Policy FO5, Land east of Knowle Lane

9.15 This policy allocates a greenfield site.

Policy FO5, Land East of Knowle Lane (site 4 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	?	No change.
2.1 Are community facilities (community hall or library) available locally?	0	0	No change.
2.2 Are health facilities available locally?	--	--	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	+	+	No change.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	-	No change.
3.1(a) Is the location close to a major rail station?	--	--	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	--	--	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	--	--	No change.
3.1 (e) Is the location close to a major employment centre?	-	-	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	0	No change.

Policy FO5, Land East of Knowle Lane (site 4 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	--	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	--	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	--	No change.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	-	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	--	--	No change.
4.7 Are shopping and related services available locally?	--	--	No change.
4.8 Is the location close to a Primary school?	-	-	No change.
4.9 Is the location close to a Secondary school?	+	+	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	-	No change.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	+	No change.
5.1 Will development avoid the sterilisation of mineral resources?	0	0	No change.
5.2 Will it result in the loss of higher grade agricultural land?	0	0	No change.
5.3 Will it use previously developed land?	-	-	No change.
5.4 Will it deliver or support allotments or community farms?	+	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	0	The July 2017 EBC officer assessment of SA 6.2 recognised potential for adverse noise effects on a residential allocation from Knowle Lane, BskyB and other commercial uses. This should have been recorded against SA 6.1 not SA 6.2. The 'site only' score has been amended to correct this. Policy FO5 requires a buffer to protect residents from industrial noise providing adequate mitigation of this potential negative effect.
6.2 Will development increase pollution?	0	0	The July 2017 EBC officer assessment of SA 6.2 did not identify any likely increases in pollution from development of the site. As such the 'site only' score has been updated it reflect this.

Policy FO5, Land East of Knowle Lane (site 4 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
7.1 Will the development provide additional or improved green infrastructure?	0	0	No change.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	-?	No change.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	-	No change.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	--	0	Policy FO5 requires that development incorporate measures to safeguard the adjoining SINC.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	0	No change.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	0	No change.
10.5 Will the development adversely affect ancient woodland?	0	0	No change.
11.1 Will the development affect TPO trees?	0	0	No change .
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	-	No change.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	0	No change.
12.1 Will development adversely affect the separation of neighbouring settlements?	?	0	The updated Gap Appraisal assessed this site as having Good/Very Good potential for development with regards to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	?	0	The updated Landscape Appraisal assessed this site as having 'low sensitivity' to development.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	0	No change.

Policy FO6, Foxholes Farm Fir Tree Lane

9.16 This policy allocates a greenfield site.

Policy FO6, Foxholes Farm Fir Tree Lane (site 44 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	+?	Policy DM31 requires provision of accessible and adaptable dwellings in developments of 40 residential units and above.
2.1 Are community facilities (community hall or library) available locally?	0	0	No change.
2.2 Are health facilities available locally?	-	-	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	+	+	No change.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	+	Policy FO6 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
3.1(a) Is the location close to a major rail station?	--	--	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	--	--	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	--	--	No change.
3.1 (e) Is the location close to a major employment centre?	+	+	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	0	No change.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	--	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	--	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	--	No change.

Policy FO6, Foxholes Farm Fir Tree Lane (site 44 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	+	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	-	-	No change.
4.7 Are shopping and related services available locally?	--	--	No change.
4.8 Is the location close to a Primary school?	0	0	No change.
4.9 Is the location close to a Secondary school?	+	+	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	+	Policy FO6 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	+	No change.
5.1 Will development avoid the sterilisation of mineral resources?	0	0	No change.
5.2 Will it result in the loss of higher grade agricultural land?	0	0	No change.
5.3 Will it use previously developed land?	+/-	+/-	No change.
5.4 Will it deliver or support allotments or community farms?	+?	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	-?	The assessment of SA 6.1 recognised potential for adverse noise effects on a residential allocation from traffic noise and agricultural uses. Policy FO6 requires appropriate siting of development and the provision of noise mitigation measures in light of the agricultural uses, though traffic noise is not mentioned in the policy.
6.2 Will development increase pollution?	-?	0	Policy FO6 requires water quality and flows to be preserved and provision of a connection to the sewerage system at the nearest point, providing adequate mitigation of the potential negative effect on water quality.
7.1 Will the development provide additional or improved green infrastructure?	0	0	No change.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	0	No change.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			

Policy FO6, Foxholes Farm Fir Tree Lane (site 44 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	0	Policy FO6 requires water quality and flows to be preserved and ensure that adverse effects on habitats and species are avoided or mitigated.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	0	No change.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	+	Policy FO6 requires that development ensures adverse effects on habitats and species are avoided and mitigated and that there is a net gain in biodiversity.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	0	Policy FO6 requires the maintenance and reinforcement of existing boundary hedgerows.
10.5 Will the development adversely affect ancient woodland?	0	0	No change.
11.1 Will the development affect TPO trees?	0	0	No change.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	+	Policy FO6 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	0	No change.
12.1 Will development adversely affect the separation of neighbouring settlements?	0	0	No change.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	0	No change.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	0	No change.

Policy FO7, Land at Costalot Stables, Blind Lane, Horton Heath

- 9.17 The Council did not identify any reasonable alternative sites for Gypsy and Traveller accommodation other than this policy and other sites allocated in the plan. The potential sustainability effects are as follows.

Policy FO7, Land at Costalot Stables		
SA Objective	FO7	Justification
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	No housing is offered at the location.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	No housing is offered at the location.
2.1 Are community facilities (community hall or library) available locally?	+	The site is located between 400m and 800m from Horton Heath Parish Hall to the north.
2.2 Are health facilities available locally?	--	The site is over 1600m from existing health facilities.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to a loss of sports or recreation facilities.
2.4 Is public open space available locally?	0	The site is located between 300m and 800m from Valerian Close Open Space and Cheltenham Gardens.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath runs adjacent to the sites boundary.
3.1(a) Is the location close to a major rail station?	-	The site is located 1200m to 1400m from Hedge End railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site located further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	+	The site is located 400m to 1000m from Chalcroft Business Park.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	The site is allocated as a Gypsy and Traveller site, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	This site is not suitable for employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	No loss of commercial facilities or other facilities in town, district or local centres.
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	The site is located 1200m to 1400m from Hedge End railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site located further than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located more than 800m from a semi-frequent bus route.

Policy FO7, Land at Costalot Stables		
SA Objective	FO7	Justification
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	The site is located 400m to 1000m from Chalcroft Business Park.
4.5(b) Will employment development at the location be close to a major population centre?	0	The site would not include employment use.
4.6 Are health facilities available locally? (same score as 2.2)	--	The site is over 1600m from existing health facilities.
4.7 Are shopping and related services available locally?	--	The site is located more than 800m from shopping and related services.
4.8 Is the location close to a Primary school?	--	The site is located more than 1000m from a primary school.
4.9 Is the location close to a Secondary school?	-	The site is located between 1600 and 2000m from Wyvern College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs adjacent to the sites boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no major geographical barriers between the site and facilities.
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located within a Minerals Safeguarding Area or a Minerals Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The site is located entirely in an area of medium quality agricultural land.
5.3 Will it use previously developed land?	++	The site consists of previously developed land.
5.4 Will it deliver or support allotments or community farms?	-	Development at this location will not make any contribution towards allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within proximity of an AQMA, motorway or A-road.
6.2 Will development increase pollution?	0	The development will not increase pollution.
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not located within an area of surface water flood risk or Flood Zone 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	The site is not located near the coast.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	The site is unlikely to have an adverse impact on an internationally or nationally designated site.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone	0	The site is unlikely to have an adverse impact on a locally designated biodiversity site.

Policy F07, Land at Costalot Stables		
SA Objective	F07	Justification
or in combination)?		
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	?	Sufficient information was not available to assess this objective.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-	The site falls within the Chalcroft Priority Biodiversity Link.
10.5 Will the development adversely affect ancient woodland?	0	Development is unlikely to affect ancient woodland.
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs adjacent to the sites boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing Green Infrastructure.
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development will not adversely affect the separation of settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	Development will have a low impact on the character of the countryside, towns and villages.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of the site will not affect heritage assets.

Policy F08, Hammerley Farm, Anson Road, Horton Heath

- 9.18 The Council did not identify any reasonable alternative sites for employment other than this policy and other sites allocated in the plan. The potential sustainability effects are as follows.

Policy F08, Hammerley Farm, Anson Road, Horton Heath		
SA Objective	F08	Justification
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	Employment site, no effect.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	Employment site, no effect.
2.1 Are community facilities (community hall or library) available locally?	0	Employment site, no effect.
2.2 Are health facilities available locally?	0	Employment site, no effect.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not result in the loss of sports provision.
2.4 Is public open space available locally?	0	Development of this site would not result in the loss of open space.

Policy FO8, Hammerley Farm, Anson Road, Horton Heath		
SA Objective	FO8	Justification
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no footpaths or cycle lanes that cross or run adjacent to the site.
3.1(a) Is the location close to a major rail station?	--	The site is over 1,400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is over 1,200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located more than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	0	Employment site, no effect.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	The site will provide 1.1ha of additional employment floorspace (use classes B1b, B1c and B2).
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Employment site, no effect.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located in a town, district or local centre.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is over 1,400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is over 1,200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located more than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located more than 800m from a semi frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	0	Employment site, no effect.
4.5(b) Will employment development at the location be close to a major population centre?	-	The site is located more than 1000m from a major population centre.
4.6 Are health facilities available locally? (same score as 2.2)	0	Employment site, no effect.
4.7 Are shopping and related services available locally?	0	Employment site, no effect.
4.8 Is the location close to a Primary school?	0	Employment site, no effect.
4.9 Is the location close to a Secondary school?	0	Employment site, no effect.
4.10 Can the location readily be connected to the existing cycle and	-	There are no footpaths or cycle lanes that cross or run adjacent to the site.

Policy FO8, Hammerley Farm, Anson Road, Horton Heath		
SA Objective	FO8	Justification
footpath network? (same score as 2.5)		
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+?	There are no geographical barriers between the site and key destinations. However, none of the features discussed above are within walking distance of the site.
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Minerals Safeguarding Area or Minerals consultation area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site falls within an area of lower quality agricultural land (Grades 4 or 5).
5.3 Will it use previously developed land?	+/-	The site contains a mix of employment uses, redundant farm buildings and undeveloped grassland.
5.4 Will it deliver or support allotments or community farms?	0	Development is not expected to lead to loss of allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within 200m of a rail line, motorway or A-road and does not fall within an AQMA.
6.2 Will development increase pollution?	-?	The site will include use classes B1b, B1c and B2, this could increase pollution, dependant on the industry. Policy FO8 requires development to protect the amenity of nearby dwellings.
7.1 Will the development provide additional or improved green infrastructure?	0?	Development will not result in the loss of Green Infrastructure. Policy FO8 requires the site to be landscaped to a high standard.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site does not fall within Food Zones 2 or 3 or an area of surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Non-coastal site.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0?	Development is unlikely to negatively impact or lead to the loss of an internationally or nationally designated site (either alone or in combination). However, Policy FO8 requires a site level HRA to demonstrate how the site will be delivered without adverse effect on any European site.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	Development is unlikely to negatively impact or lead to the loss of a locally designated site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	Development is unlikely to adversely affect areas with other nature conservation value.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	The site is adjacent to Wyvern PBA. Potential for urban edge effects.

Policy FO8, Hammerley Farm, Anson Road, Horton Heath		
SA Objective	FO8	Justification
10.5 Will the development adversely affect ancient woodland?	0	Development is unlikely to have an adverse effect on ancient woodland.
11.1 Will the development affect TPO trees?	0	There are no TPO trees on site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycle lanes that cross or run adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0?	Development will not result in the loss of Green Infrastructure. Policy FO8 requires the site to be landscaped to a high standard.
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development could contribute to the reduction in the gap between Horton Heath and Fair Oak.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	+	Policy FO8 requires a comprehensive scheme for the site which includes removal of derelict structures and an enhanced layout of development. It also requires the site to be designed and landscaped to a high standard compatible with its location bordering the countryside and residential areas.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	+?	The site adjoins Saxon Court Cottage and The Cottage which together form the Grade II listed Saxon Court. Policy FO8 requires any development to conserve or enhance the setting of Saxon Court.

Policy FO9, Junction improvements, Fair Oak

9.19 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy FO9, Junction improvements, Fair Oak	
SA Objective	FO9
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+
SA5: Protect and conserve natural resources	-?
SA6: Reduce air, soil, water, light and noise pollution	+
SA7: Plan for the anticipated levels of climate change	-?
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	-?
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA Objectives

- 9.20 Policy FO9 is likely to have minor positive effects on community health, road traffic / congestion and pollution through reduced congestion at junctions.
- 9.21 The policy is expected to have a minor negative effect on natural resources as some of the junction improvements fall within A Minerals Safeguarding Area or Minerals Consultation Area. Minor negative effects are also expected on Climate change adaptation and Green infrastructure as some of the improvements may lead to loss of amenity space.

Bursledon, Hamble-le-Rice and Hound

Policy BU1 Land north of Providence Hill

9.22 This policy allocates a greenfield site.

Policy BU1, Land north of Providence Hill (site 30 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	?	No change.
2.1 Are community facilities (community hall or library) available locally?	+	+	No change.
2.2 Are health facilities available locally?	++	++	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	+	+	No change.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	0	No change.
3.1(a) Is the location close to a major rail station?	--	--	No change.
3.1 (b) Is the location close to a minor rail station?	-	-	No change.
3.1 (c) Is the location close to a frequent bus route?	++	++	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	--	--	No change.
3.1 (e) Is the location close to a major employment centre?	-	-	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	0	No change.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	--	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	-	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	++	No change.

Policy BU1, Land north of Providence Hill (site 30 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	--	No change.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	-	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	++	++	No change.
4.7 Are shopping and related services available locally?	+	+	No change.
4.8 Is the location close to a Primary school?	0	0	No change.
4.9 Is the location close to a Secondary school?	--	--	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	0	No change.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	+	No change.
5.1 Will development avoid the sterilisation of mineral resources?	-?	-?	No change.
5.2 Will it result in the loss of higher grade agricultural land?	0	0	No change.
5.3 Will it use previously developed land?	-	-	No change.
5.4 Will it deliver or support allotments or community farms?	+?	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	-?	The July 2017 EBC officer assessment of SA 6.2 recognised potential for adverse noise effects on a residential allocation from the A27 and M27 and adverse air quality from the A27. This should have been recorded against SA 6.1 not SA 6.2. Policy BU1 requires noise and air quality assessment to be undertaken to confirm the site can be developed however the policy does not outline specific mitigation requirements.
6.2 Will development increase pollution?	--?	-?	The July 2017 EBC officer assessment of SA 6.2 identified the potential for impacts on the existing AQMA at Hamble Lane. It is now also recognised that development may lead to decreased water quality. As such, the 'site only' score should remain as a significant negative despite the correction noted under SA 6.1. Policy BU1 requires water quality and flows to be preserved and provision of a connection to the sewerage system at the nearest point, and noise and air quality assessments to be undertaken. However the policy does not outline specific mitigation requirements for the potential adverse effects on the AQMA.
7.1 Will the development provide additional or improved green infrastructure?	0	0	No change.

Policy BU1, Land north of Providence Hill (site 30 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	-?	No change.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	0	Policy BU1 requires water quality and flows to be preserved and hydrological surveys to identify the extent of headwaters on site and testing to act as a baseline for future monitoring. It also requires development to ensure that adverse effects on habitats and species are avoided or mitigated.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-	0	Potentially adverse effects have been identified, but Policy BU1 requires measures to safeguard the adjoining stream and SINC.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	+	Policy BU1 requires water quality and flows to be preserved and hydrological surveys undertaken to identify the extent of headwaters on site and be used for future monitoring. It also requires that adverse effects on habitats and species are avoided and mitigated and that there is a net gain in biodiversity.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	0	No change.
10.5 Will the development adversely affect ancient woodland?	0	0	No change.
11.1 Will the development affect TPO trees?	-?	-?	No change.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	0	No change.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	0	No change.
12.1 Will development adversely affect the separation of neighbouring settlements?	0	0	No change.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	0	Whilst the landscape sensitivity of the site has not changed the likely effect is now considered negligible, as Policy BU1 requires provision of good quality landscape setting for development.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	--	0	Policy BU1 requires the preservation or enhancement of the character and appearance of the Bursledon Windmill Conservation Area and safeguarding of the setting of the listed windmill.

Policy BU2, Heath House Farm

9.23 This policy allocates a greenfield site.

Policy BU2 Heath House Farm (site 32 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	?	No change.
2.1 Are community facilities (community hall or library) available locally?	+	+	No change.
2.2 Are health facilities available locally?	0	0	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	+	++	Policy BU2 requires the provision of on-site public open space and play areas.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	+	Policy BU2 requires the provision of pedestrian and cycle links both within the site and to the surrounding area.
3.1(a) Is the location close to a major rail station?	--	--	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	--	--	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	--	--	No change.
3.1 (e) Is the location close to a major employment centre?	-	-	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	0	No change.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	--	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	--	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	--	No change.

Policy BU2 Heath House Farm (site 32 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	-	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	0	0	No change.
4.7 Are shopping and related services available locally?	--	--	No change.
4.8 Is the location close to a Primary school?	++	++	No change.
4.9 Is the location close to a Secondary school?	0	0	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy BU2 requires the provision of pedestrian and cycle links both within the site and to the surrounding area.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	+	No change.
5.1 Will development avoid the sterilisation of mineral resources?	0	0	No change.
5.2 Will it result in the loss of higher grade agricultural land?	--	--	No change.
5.3 Will it use previously developed land?	-	-	No change.
5.4 Will it deliver or support allotments or community farms?	+?	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	0	The July 2017 EBC officer assessment of SA 6.2 recognised potential for adverse noise effects on a residential allocation from Heath House Lane and the new Pylands Bypass and Botley Bypass. This should have been recorded against SA 6.1 not SA 6.2. The 'site only' score has been amended to correct this. Policy BU2 requires an acceptable noise environment for new homes and the provision of suitable noise and air mitigation measures, providing adequate mitigation of this significant negative effect.
6.2 Will development increase pollution?	-?	0	Whilst the July 2017 EBC officer assessment of SA 6.2 did not identify any likely increases in pollution from development of this site, it is now recognised that development may lead to decreased water quality in the Hoe Moor Stream. As such, the 'site only' score has been updated. Policy BU1 requires water quality and flows into Hoe Moor Stream to be preserved and provision of a connection to the sewerage system at the nearest point, providing adequate mitigation of this potential negative effect.
7.1 Will the development provide additional or improved green infrastructure?	0	+	Policy BU2 requires the provision of on-site public open space and play areas.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	-?	No change.

Policy BU2 Heath House Farm (site 32 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	0	Policy BU2 requires water quality and flows into Hoe Moor Stream to be preserved. It also requires development to ensure that adverse effects on habitats and species are avoided or mitigated.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-	0	Policy BU2 requires surveys within the SINC to assess Bechsteins bat presence and a mitigation plan if they are present. The policy also requires the avoidance or mitigation of adverse impacts on habitats and species.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	+	Policy BU2 requires that adverse effects on habitats and species are avoided and mitigated and that there is a net gain in biodiversity. It also requires the maintenance and reinforcement of existing tree belts and woodland. EBC has stated that no woodland would be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	0	Policy BU2 requires that adverse effects on habitats and species are avoided and mitigated and that there is a net gain in biodiversity. It also requires that routes remain open through the Hamble Estuary PBA.
10.5 Will the development adversely affect ancient woodland?	-	0	Policy BU2 requires that adverse effects on habitats and species are avoided and mitigated and the maintenance and reinforcement of existing tree belts and woodland.
11.1 Will the development affect TPO trees?	0	0	No change.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy BU2 requires the provision of pedestrian and cycle links both within the site and to the surrounding area.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	+	Policy BU2 requires the provision of on-site public open space and play areas.
12.1 Will development adversely affect the separation of neighbouring settlements?	0	0	No change.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	0	No change.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	0	No change.

Policy BU3, Land lying south east of Windmill Lane

9.24 This policy allocates a greenfield site.

Policy BU3 Land lying south east of Windmill Lane (site 33 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	+?	Policy DM31 requires provision of accessible and adaptable dwellings in developments of 40 residential units and above.
2.1 Are community facilities (community hall or library) available locally?	0	0	No change.
2.2 Are health facilities available locally?	+	+	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	0	++	Policy BU2 requires the provision of green infrastructure and public open space to serve the needs of the development.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	-	No change.
3.1(a) Is the location close to a major rail station?	--	--	No change.
3.1 (b) Is the location close to a minor rail station?	-	-	No change.
3.1 (c) Is the location close to a frequent bus route?	++	++	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	--	--	No change.
3.1 (e) Is the location close to a major employment centre?	-	-	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	0	No change.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	--	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	-	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	++	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	--	No change.

Policy BU3 Land lying south east of Windmill Lane (site 33 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	-	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	+	+	No change.
4.7 Are shopping and related services available locally?	0	0	No change.
4.8 Is the location close to a Primary school?	0	0	No change.
4.9 Is the location close to a Secondary school?	--	--	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	-	No change.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	+	No change.
5.1 Will development avoid the sterilisation of mineral resources?	-?	-?	No change.
5.2 Will it result in the loss of higher grade agricultural land?	0	0	No change.
5.3 Will it use previously developed land?	-	-	No change.
5.4 Will it deliver or support allotments or community farms?	+?	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	-?	The July 2017 EBC officer assessment of SA 6.2 recognised potential for adverse noise effects on a residential allocation from the M27 and adverse air quality from the M27. This should have been recorded against SA 6.1 not SA 6.2. Policy BU3 requires noise and air quality assessment to be undertaken to confirm the site can be developed however, the policy does not outline specific mitigation requirements.
6.2 Will development increase pollution?	--?	-?	The July 2017 EBC officer assessment of SA 6.2 identified the potential for impacts on the existing AQMA at Hamble Lane. It is now also recognised that development may lead to decreased water quality. As such, the 'site only' score should remain as a significant negative despite the correction noted under SA 6.1. Policy BU3 requires water quality and flows to be preserved and provision of a connection to the sewerage system at the nearest point, and noise and air quality assessments to be undertaken. However the policy does not outline specific mitigation requirements for the potential adverse effects on the AQMA.
7.1 Will the development provide additional or improved green infrastructure?	0	+	Policy BU3 requires the provision of on-site public open space and play areas.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	-?	No change.

Policy BU3 Land lying south east of Windmill Lane (site 33 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	0	Policy BU3 requires water quality and flows into water courses on site to be preserved, contamination and hydrological surveys to ensure no impact on water quality within Badnum Creek, and details of 20m buffers to the creek.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	--	0	Policy BU3 requires protection for the headwaters within Windmill Woods SINC, as well as requiring development to ensure it does not have an adverse impact on Windmill Woods or the reptile translocation site with suitable buffers provided. EBC has confirmed that there will be no loss of existing woodland.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	-	No change. While protection for Windmill Woods is set out, no specific policy protection is included for reptiles or bats using areas other than Windmill Woods.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	--?	No change, as potentially significant effects have been identified. Policy BU3 requires that adverse effects on the nature conservation interest of Windmill Woods are avoided and EBC has confirmed that there will be no loss of existing woodland. It does not contain any specific mitigation for the M27 PBL.
10.5 Will the development adversely affect ancient woodland?	0	0	No change .
11.1 Will the development affect TPO trees?	-?	-?	No change.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	-	No change.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	+	Policy BU3 requires the provision of on-site public open space and play areas.
12.1 Will development adversely affect the separation of neighbouring settlements?	-	-	No change.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	0	Whilst the landscape sensitivity of the site has not changed, the likely effect is now considered negligible, as Policy BU3 requires provision of a good quality landscape setting for development.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	--	0	Policy BU3 requires the preservation or enhancement of the character and appearance of the Bursledon Windmill Conservation Area and safeguarding of the setting of the listed windmill.

Policy BU4, Land at Tansfield Stud, Tanhouse Lane

- 9.25 The Council did not identify any reasonable alternative sites for Gypsy and Traveller accommodation other than this policy and other sites allocated in the plan. The potential sustainability effects are as follows.

Policy BU4, Land at Tansfield Stud, Tanhouse Lane		
SA Objective	BU4	Justification
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	No housing is offered at the location.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	No housing is offered at the location.
2.1 Are community facilities (community hall or library) available locally?	+	The site is located within 400m of Hedge End Parish Hall to the north.
2.2 Are health facilities available locally?	--	The site is over 1600m from existing health facilities.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to a loss of sports or recreation facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of the Norman Rodaway sports facility and other amenity spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath runs adjacent to the sites boundary.
3.1(a) Is the location close to a major rail station?	--	The site is located further than 1200m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site located further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located more than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	The site is allocated as a Gypsy and Traveller site, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	This site is not suitable for employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	No loss of commercial facilities or other facilities in town, district or local centres.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located further than 1200m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site located further than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.
4.4 Is the location close to a semi-	--	The site is located more than 800m from a semi-frequent bus route.

Policy BU4, Land at Tansfield Stud, Tanhouse Lane		
SA Objective	BU4	Justification
frequent bus route? (same score as 3.1d)		
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located more than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	The site would not include employment use.
4.6 Are health facilities available locally? (same score as 2.2)	--	The site is over 1600m from existing health facilities.
4.7 Are shopping and related services available locally?	--	The site is located more than 800m from shopping and related services.
4.8 Is the location close to a Primary school?	++	The site is located within 400m of Kings Copse Primary School.
4.9 Is the location close to a Secondary school?	-	The site is located 1600m to 2000m from Wildern Secondary School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs adjacent to the sites boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no major geographical barriers between the site and facilities.
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located within a Minerals Safeguarding Area or a Minerals Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The site is located entirely in an area of high quality agricultural land.
5.3 Will it use previously developed land?	++	This site consists of previously developed land.
5.4 Will it deliver or support allotments or community farms?	-	Development at this location will not make any contribution towards allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within proximity of an AQMA, motorway or A-road.
6.2 Will development increase pollution?	0	The development will not increase pollution.
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not located within an area of surface water flood risk or Flood Zone 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	The site is not located near the coast.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-?	The site is within 200m of the Upper Hamble Estuary and Woods SSSI. Development is not expected to have an impact alone, however there is potential for in-combination effects.

Policy BU4, Land at Tansfield Stud, Tanhouse Lane		
SA Objective	BU4	Justification
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-?	The site is on the border of Manor Farm LNR. Development is not expected to have an impact alone however, there is potential for in-combination effects.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	?	Sufficient information was not available to assess this objective.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development is unlikely to adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development is unlikely to affect ancient woodland.
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs adjacent to the sites boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development will not adversely affect the separation of settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	Development will have a low impact on the character of the countryside, towns and villages.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of the site will not affect heritage assets.

Policy BU5, Land at Heath Green, Heath House Lane, Hedge End

- 9.26 The Council did not identify any reasonable alternative sites for Gypsy and Traveller accommodation other than this policy and other sites allocated in the plan. The potential sustainability effects are as follows.

Policy BU5, Land at Heath Green, Heath House Lane, Hedge End		
SA Objective	BU5	Justification
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	No housing is offered at the location.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	No housing is offered at the location.
2.1 Are community facilities (community hall or library) available locally?	+	The site is located within 400m of Hedge End Parish Hall to the north east.
2.2 Are health facilities available locally?	--	The site is over 1600m from existing health facilities.

Policy BU5, Land at Heath Green, Heath House Lane, Hedge End		
SA Objective	BU5	Justification
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to a loss of sports or recreation facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of the Norman Rodaway sports facility and other amenity spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path cross the site or are adjacent to its boundary.
3.1(a) Is the location close to a major rail station?	--	The site is located further than 1200m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site located further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located more than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	The site is allocated as a Gypsy and Traveller site, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	This site is not suitable for employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	No loss of commercial facilities or other facilities in town, district or local centres.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located further than 1200m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site located further than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located more than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located more than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	The site would not include employment use.
4.6 Are health facilities available locally? (same score as 2.2)	--	The site is over 1600m from existing health facilities.
4.7 Are shopping and related services available locally?	--	The site is located more than 800m from shopping and related services.
4.8 Is the location close to a Primary school?	++	The site is located 400m to 600m of Kings Copse Primary School.
4.9 Is the location close to a Secondary school?	0	The site is located 1200m to 1600m from Wildern Secondary School.
4.10 Can the location readily be connected to the existing cycle and	-	No footpath or cycle path cross the site or are adjacent to its boundary.

Policy BU5, Land at Heath Green, Heath House Lane, Hedge End		
SA Objective	BU5	Justification
footpath network? (same score as 2.5)		
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no major geographical barriers between the site and facilities.
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located within a Minerals Safeguarding Area or a Minerals Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The site is located entirely in an area of high quality agricultural land.
5.3 Will it use previously developed land?	++	The site consists of previously developed land.
5.4 Will it deliver or support allotments or community farms?	-	Development at this location will not make any contribution towards allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within proximity of an AQMA, motorway or A-road.
6.2 Will development increase pollution?	0	The development will not increase pollution.
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not located within an area of surface water flood risk or Flood Zone 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	The site is not located near the coast.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development is not expected to affect nationally or internationally designated sites.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	Development is not expected to affect any locally designated biodiversity sites.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	?	Sufficient information was not available to assess this objective.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	The site falls within the Hamble Estuary PBA. Development could have adverse impacts however, this is uncertain as the site is allocated for only 1 pitch.
10.5 Will the development adversely affect ancient woodland?	0	Development is unlikely to affect ancient woodland.
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.

Policy BU5, Land at Heath Green, Heath House Lane, Hedge End		
SA Objective	BU5	Justification
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path cross the site or are adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development will not adversely affect the separation of settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	Development will have a low impact on the character of the countryside, towns and villages.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of the site will not affect heritage assets.

Policy BU6, Land adjacent to Woodleigh, Windmill Lane, Bursledon.

- 9.27 This policy allocates land adjacent to Woodleigh, Windmill Lane for a single Gypsy and Traveller pitch. As planning permission has already been granted for this development, it has not been assessed as part of this SA.

Policy BU7, Riverside Boatyard, Blundell Lane, Bursledon

- 9.28 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy BU7, Riverside Boatyard, Blundell Lane, Bursledon	
SA Objective	BU7
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	0
SA3: Develop a dynamic and diverse economy	+
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	-
SA5: Protect and conserve natural resources	--
SA6: Reduce air, soil, water, light and noise pollution	--?
SA7: Plan for the anticipated levels of climate change	-?
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	-
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	-
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+/--
SA11: Enhance the Borough's multifunctional green infrastructure networks	+/-
SA12: Protect, enhance and manage the character and appearance of the landscape and	0

Policy BU7, Riverside Boatyard, Blundell Lane, Bursledon	
SA Objective	BU7
townscape, maintaining and strengthening distinctiveness and its special qualities	
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	-

Description of effects in relation to SA Objectives

- 9.29 Policy BU7 is likely to have impacts on the following objectives:
- 9.30 SA objective 3: Economy – Development of the site is likely to have positive impacts on the economy due to the revenue generating uses proposed (e.g. hotel and holiday accommodation).
- 9.31 SA objective 4: Road traffic / congestion and SA objective 8: Climate change mitigation – The proposed uses of the site, in particular the hotel and holiday accommodation are likely to be significant trip generators potentially increasing road traffic and congestion and subsequently pollution in the area.
- 9.32 SA objective 5: Natural resources – Development of the site would lead to loss of high quality agricultural land.
- 9.33 SA objective 6: Pollution – The site falls within 200m of a railway line, an A-road and a motorway. It is considered that development of the site has potential to generate noise and may contribute to road traffic pollution as a significant trip generator. Policy BU7 requires an appropriate noise environment for development.
- 9.34 SA objective 7: Climate change adaptation – small areas of the site fall within Flood Zone 3 and areas at risk of surface water flooding. However, Policy BU7 requires the most vulnerable parts of the development to be located in areas of lowest risk.
- 9.35 SA objective 9: Waste – the Hotel and holiday accommodation proposed uses have the potential to generate significant amounts of waste.
- 9.36 SA objective 10: Biodiversity – The site lies close to the Solent Maritime SAC, The Brixdone Saltmarsh and Mudflat SINC and the Hamble Valley BOA, and part of the site falls within the M27 PBL. The site has sensitive hydrology with headwaters from the designated river on site. Policy BU7 requires a site level HRA to demonstrate that there will be no adverse effect on the internationally designated sites along with hydrological investigations, surveys, buffers and habitat creation, restoration, management and monitoring plans. Development of the site still has the potential for significant adverse effects though this is mixed with positive effects that may arise from habitat creation and restoration.
- 9.37 SA objective 11: Green Infrastructure –Mixed effects are likely, as Policy BU7 requires the footpaths that run through the site to be retained and enhanced however, a number of TPO are present in the site.
- 9.38 SA objective 12: Landscape and townscape – The EBC landscape appraisal assessed the site as having 'moderate' sensitivity to development. However, Policy BU7 requires a good quality landscape setting for the development.
- 9.39 SA objective 13: Cultural heritage – The site located next to the Old Bursledon Conservation Area and the possible site of a medieval settlement

Policy BU8, Open space at Long Lane Bursledon

9.40 The Council did not identify any reasonable alternative sites for open space other than this policy and other sites allocated in the plan. The potential sustainability effects are as follows.

Policy BU8, Open space at Long Lane, Bursledon	
SA Objective	BU8
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0
SA5: Protect and conserve natural resources	0
SA6: Reduce air, soil, water, light and noise pollution	0
SA7: Plan for the anticipated levels of climate change	++
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+?
SA11: Enhance the Borough's multifunctional green infrastructure networks	++?
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA Objectives

9.41 Policy BU8 is likely to have significant positive effects on Climate change adaptation and Green infrastructure, and minor positive effects on Community health and Biodiversity through the provision of new open space which is expected to be publically accessible, provide new green infrastructure and potential new habitats. There is some uncertainty in regards to Green infrastructure as TPOs are present along the boundaries of the site, and Biodiversity as the site contains Lowland Mixed Deciduous Woodland, which is a priority habitat and could be subject to recreational pressure.

Policy BU9, Residential extensions and replacement dwellings, Old Bursledon

9.42 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy BU9 Residential extensions and replacement dwellings	
SA Objective	BU9
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	0
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0
SA5: Protect and conserve natural resources	0
SA6: Reduce air, soil, water, light and noise pollution	0
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+

Description of effects in relation to SA Objectives

9.43 Policy BU9 is likely to have positive effects on the townscape and cultural heritage of the Old Bursledon Conservation Area, as it will limit the impact of new residential development on the area.

Policy HA1, Railway station parking, Hamble

- 9.44 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy HA1 Railway station parking, Hamble	
SA Objective	HA1
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	0
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+/-
SA5: Protect and conserve natural resources	--
SA6: Reduce air, soil, water, light and noise pollution	+/-
SA7: Plan for the anticipated levels of climate change	--?
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+/-
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0?

Description of effects in relation to SA Objectives

- 9.45 Development of the site will have significant negative effects in regards to Natural Resources, as the parking will be located in a Minerals Safeguarding area and a Minerals Consultation Area. Part of the site also falls within high quality agricultural land.
- 9.46 Significant negative effects have also been recorded against Climate change mitigation as part of the site falls within an area of intermediate surface water flooding.
- 9.47 Mixed effects have been scored against Road traffic / congestion, Pollution and Climate Change mitigation as providing parking at a railway station will both encourage people to use the train, reducing the number of vehicles on the roads and subsequently congestion and pollution but will also result in an increased amount of passengers driving to the station potentially increasing congestion and pollution in the vicinity of the station.
- 9.48 Effects on Cultural heritage are expected to be negligible but with some uncertainty, as two WWII pillboxes are located near to the site, to the north and south. However, it is not anticipated that the station parking will impact upon these Pillboxes.

Policy HA2, Mercury Marina and Riverside Camping and Caravan Park

- 9.49 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy HA2 Mercury Marina and Riverside Camping and Caravan Park	
SA Objective	HA2
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	0
SA3: Develop a dynamic and diverse economy	+
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	-
SA5: Protect and conserve natural resources	-?
SA6: Reduce air, soil, water, light and noise pollution	-?
SA7: Plan for the anticipated levels of climate change	-
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	-?
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	-
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+/--
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	--
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	-?

Description of effects in relation to SA Objectives

- 9.50 Policy HA2 is likely to have impacts on the following objectives:
- 9.51 SA objective 3: Economy – Development of the site is likely to have positive impacts on the economy due to the revenue generating uses proposed (e.g. hotel and holiday accommodation).
- 9.52 SA objective 4: Road traffic / congestion and SA objective 8: Climate change mitigation – The proposed uses of the site, in particular the hotel and holiday accommodation are likely to be significant trip generators potentially increasing road traffic and congestion and subsequently pollution in the area.
- 9.53 SA objective 5: Natural resources – parts of the site are covered by Minerals Safeguarding Areas and Mineral Consultation Areas.
- 9.54 SA objective 6: Pollution –It is considered that development of the site has potential to generate noise and may contribute to road traffic pollution as a significant trip generator. Policy HA2 requires development to protect the amenities of existing residential properties within the site and adjoining dwellings.
- 9.55 SA objective 7: Climate change adaptation – parts of the site fall within Flood Zones 2 and 3 and areas at risk of surface water flooding. However, Policy BU7 requires the most vulnerable parts of the development to be located in areas of lowest risk.

- 9.56 SA objective 9: Waste – the Hotel and holiday accommodation proposed uses have the potential to generate significant amounts of waste.
- 9.57 SA objective 10: Biodiversity – The site lies very close to the Solent Maritime SAC and the Solent and Southampton Water SPA and Ramsar - the site is likely to contain supporting habitat for these designated sites. Mercury Marina Saltmarsh SINC is adjacent to the site and hydrological processes here could be altered. Mercury Marshes LNR is close by as well as a couple of SSSIs, and the site falls within the Hamble Estuary PBA and BOA. Policy HA2 requires a site level HRA to demonstrate that there will be no adverse effect on the internationally designated sites as well as nature conservation and restoration on the northernmost shores of the site and retention, management and enhancement of the Mercury Marina Saltmarsh SINC. Development of the site still has the potential for significant adverse effects, though this is mixed with positive effects that may arise from habitat restoration and enhancement.
- 9.58 SA objective 12: Landscape and townscape – The EBC landscape appraisal assessed the site as having high to moderate sensitivity to development and the gap appraisal assessed the site as having average potential for development to avoid impacting settlement coalescence.
- 9.59 SA objective 13: Cultural heritage – The site is located adjacent to the Old Bursledon Conservation Area. Policy HA2 requires the hotel to be of an outstanding design commensurate with its location close to or within the Conservation Area however, there are other aspects of the development that could affect the setting of the Conservation Area.

Policy HA3, Hamble Airfield

- 9.60 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy HA3, Hamble Airfield	
SA Objective	HA3
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	0
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0
SA5: Protect and conserve natural resources	0
SA6: Reduce air, soil, water, light and noise pollution	0
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA Objectives

- 9.61 The restoration of the Hamble Airfield Sand and Gravel Extraction site is likely to have beneficial effects on community health, natural resources, climate change adaptation, biodiversity and geodiversity, green infrastructure and Landscape. However, Policy HA3 does not set out any additional requirements when compared to Policy 9: Restoration of quarries and waste developments, of the Hampshire Minerals and Waste Plan and therefore it is expected to have a negligible effect compared to the likely evolution of the baseline without the plan.

Policy HO1, Country Park, land south of Bursledon Road

- 9.62 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy HO1, Country Park, land south of Bursledon Road	
SA Objective	HO1
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	++
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0
SA5: Protect and conserve natural resources	-?
SA6: Reduce air, soil, water, light and noise pollution	-?
SA7: Plan for the anticipated levels of climate change	++
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	++
SA11: Enhance the Borough's multifunctional green infrastructure networks	++
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA Objectives

- 9.63 Policy HO1 is likely to have significant positive effects in regards to Community Health, Climate change adaptation, Biodiversity and geodiversity and Green infrastructure through the creation of new publically accessible open space, play areas, the enhancement of public rights of way and the creation of habitats.
- 9.64 Minor negative effects are anticipated in respect to SA objective 6: Pollution as the northern half the country park is located within 200m of an A-road which is likely to have noise and potential air quality impacts.
- 9.65 Minor negative effects are also likely on SA objective 5: Natural Resources, as the country park would be partially located in a Minerals Consultation Area and Minerals Safeguarding Area. The use of the site as a country park may impact on minerals extraction in the short to medium terms but a country park would not prevent future extraction.

Chandler's Ford and Hiltingbury

Policy CF1, Central Precinct, Chandlers Ford

9.66 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy CF1, Central Precinct, Chandlers Ford		
SA Objective	CF1	Justification
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has potential to accommodate 85 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	Policy DM31 requires provision of accessible and adaptable dwellings in developments of 40 residential units and above.
2.1 Are community facilities (community hall or library) available locally?	++	The site is located within 400m of The Arch Youth Centre and Theatre and Chandlers Ford Community Association. Policy CF1 requires the existing social club and snooker club on site to be relocated within the site or to an off-site location of equivalent or better quality and size.
2.2 Are health facilities available locally?	++	The site is located within 400m of Park Doctors Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0?	Development of the site should result in the loss of on-site sports facilities. Policy CF1 requires the on-site snooker club to be relocated on-site or to an alternative off site provision of better quality and size.
2.4 Is public open space available locally?	+	The site is located within 300m of Meon Crescent Open Space and other open spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A cycle path runs adjacent to the sites north eastern and north western boundaries.
3.1(a) Is the location close to a major rail station?	--	The site is located further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	+	The site is located within 400m of Chandlers Ford Railway Station.
3.1 (c) Is the location close to a frequent bus route?	++	The site is located adjacent to the Bluestar 1 bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The site is located adjacent to the Xelabus X6 / X7 bus routes.
3.1 (e) Is the location close to a major employment centre?	++	The site is located within 400m of the Chandlers Ford Industrial Estate.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	The site will provide retail and residential use.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-?	Development of the site could result in a loss of retail use, though Policy CF1 states that ground floor town centre uses shall be retained on the frontage of the site onto Bournemouth Road.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	-?	Development of the site could result in a loss of retail use, though Policy CF1 states that ground floor town centre uses shall be retained on the frontage of the site onto Bournemouth Road.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located further than 1400m from a major railway station.
4.2 Is the location close to a minor rail	-	The site is located within 400m of Chandlers Ford Railway Station.

Policy CF1, Central Precinct, Chandlers Ford		
SA Objective	CF1	Justification
station? (same score as 3.1b)		
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The site is located adjacent to the Bluestar 1 bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The site is located adjacent to the Xelabus X6 / X7 bus routes.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The site is located within 400m of the Chandlers Ford Industrial Estate.
4.5(b) Will employment development at the location be close to a major population centre?	0?	The site will include retail but not significant employment use.
4.6 Are health facilities available locally? (same score as 2.2)	++	The site is located within 400m of Park Doctors Surgery.
4.7 Are shopping and related services available locally?	++	The site is located within the Bournemouth Road, Central Precinct and Hursley Road Local Centre. Policy CF1 requires ground floor town centre uses to be retained on the frontage of the site onto Bournemouth Road.
4.8 Is the location close to a Primary school?	++	Part of the site is located within 400m of Chandlers Ford Infant School.
4.9 Is the location close to a Secondary school?	0	The site is located 1200m to 1600m from Crestwood College for business and enterprise.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A cycle path runs adjacent to the sites north eastern and north western boundaries.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	A railway runs along the western edge of the site, between the site and the major employment centre.
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located within a Minerals Safeguarding Area or a Minerals Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site is not located in an area of agricultural land.
5.3 Will it use previously developed land?	++	The site is currently used as a local shopping centre with residential uses above, a community facility and car parking.
5.4 Will it deliver or support allotments or community farms?	-	Development at this location will not make any contribution towards allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The site is located adjacent to a railway line. The road and adjacent commercial uses also generate noise.
6.2 Will development increase pollution?	0	The development will not increase pollution.
7.1 Will the development provide additional or improved green infrastructure?	0	Development of the site will not result in the loss or gain of green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The very edge of the site, to the north east falls with Flood Zones 2 and 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	The site is not located near the coast.

Policy CF1, Central Precinct, Chandlers Ford		
SA Objective	CF1	Justification
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	The site is located adjacent to Monk's Brook which flows into the River Itchen SAC, but Policy CF1 requires a site level HRA to demonstrate how the site will be delivered without an adverse effect on any European Site.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-	Woodland between the railway and Monks Brook SINC is located just to the south of the site. Potential impacts due to proximity and the presence of Monks Brook.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	The site contains lowland mixed deciduous woodland priority habitat. EBC have stated that all woodland will be retained however, development may still result in disturbance to woodland species through urban edge effects.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The site falls within the Monks Brook PBL.
10.5 Will the development adversely affect ancient woodland?	0	Development will not affect ancient woodland.
11.1 Will the development affect TPO trees?	0	No TPO trees are present on the site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A cycle path runs adjacent to the sites north eastern and north western boundaries.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development of the site will not result in the loss or gain of green infrastructure.
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development will not adversely affect the separation of settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	+?	Re-development of the site may enhance the townscape.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of the site is not expected to affect heritage assets.

Policy CF2, Land at Steele Close, Chandler's Ford

- 9.67 The Council did not identify any reasonable alternative sites for employment, other than this and the other employment sites allocated in the plan. The potential sustainability effects are as follows.

Policy CF2, Land at Steele Close, Chandler's Ford		
SA Objective	CF2	Justification
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	Employment site, no effect.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	Employment site, no effect.
2.1 Are community facilities (community hall or library) available locally?	0	Employment site, no effect.
2.2 Are health facilities available locally?	0	Employment site, no effect.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not result in the loss of sports provision.
2.4 Is public open space available locally?	0	Development of this site would not result in the loss of open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A cycle paths ends at the south eastern corner of this site.
3.1(a) Is the location close to a major rail station?	--	The site is over 1,400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	-	The north western half of the site is located between 400m and 1,200m of a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The north western half of the site is located between 600m and 800m of a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The site lies adjacent to a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	0	Employment site, no effect.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	The site will provide 1.3ha of additional employment floorspace (use classes B1b, B1c, B2 and B8).
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Employment site, no effect.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, local or district centre.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is over 1,400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	The north western half of the site is located between 400m and 1,200m of a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The north western half of the site is located between 600m and 800m of a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The site lies adjacent to a semi-frequent bus route.

Policy CF2, Land at Steele Close, Chandler's Ford		
SA Objective	CF2	Justification
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	0	Employment site, no effect.
4.5(b) Will employment development at the location be close to a major population centre?	++	The site is located in the Eastleigh population centre.
4.6 Are health facilities available locally? (same score as 2.2)	0	Employment site, no effect.
4.7 Are shopping and related services available locally?	0	Employment site, no effect.
4.8 Is the location close to a Primary school?	0	Employment site, no effect.
4.9 Is the location close to a Secondary school?	0	Employment site, no effect.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A cycle paths ends at the south eastern corner of this site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The M3 lies to the east and south of the site yet there are no crossing points to access the services and facilities beyond it. Despite this, key facilities and destinations can be found to the north and west of the site where there are no geographical boundaries.
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Minerals Safeguarding Area or a Minerals Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	Almost the entire site falls within an area of low quality agricultural land (Grades 4 or 5).
5.3 Will it use previously developed land?	++	The site is located on previously developed land.
5.4 Will it deliver or support allotments or community farms?	0	Development is not expected to lead to loss of allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The M3 borders the south eastern edge of the site, whilst an A road (Leigh Road) borders the southern edge of the site. A noise generating railway line is also located to the north of the site. Despite this, the policy states that the proposals for the site should not include noise-sensitive uses and that there should be no significant impact on the amenities of surrounding occupiers. The southern edge of the site also falls within an AQMA. However, the policy states that development must not have a detrimental impact on the air quality at the junction of Leigh Road and the northbound slip road at Junction 13 of the M3.
6.2 Will development increase pollution?	0	Proposed development could provide additional industrial floorspace, which could have adverse effects on pollution. However, the policy states that proposals for the site should not include noise-sensitive uses.
7.1 Will the development provide additional or improved green infrastructure?	0	Development is unlikely to result in the loss of GI.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The entire site falls within Flood Zone 3 and is subject to 'intermediate' surface water flood risk. The policy states that proposals for this site must be supported by a flood risk assessment and flood mitigation proposals.

Policy CF2, Land at Steele Close, Chandler's Ford		
SA Objective	CF2	Justification
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Non-coastal site.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development is unlikely to negatively impact or lead to the loss of an internationally or nationally designated biodiversity site (either alone or in combination).
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	Development is unlikely to negatively impact or lead to the loss of a locally designated biodiversity site (either alone or in combination).
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	?	Insufficient information is available to assess this.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	The entire site falls within the Monks Brook PBA, adjoining the M3 PBL.
10.5 Will the development adversely affect ancient woodland?	0	Development is unlikely to have an adverse effect on ancient woodland.
11.1 Will the development affect TPO trees?	?	It is unknown whether there are TPOs within this site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A cycle paths ends at the south eastern corner of this site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development is unlikely to result in the loss of GI
12.1 Will development adversely affect the separation of neighbouring settlements?	0	The site is located within the urban area of Eastleigh.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0?	Landscape impacts are expected to be negligible, given the site's urban location.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development would have a negligible effect on the historic environment.

Policy CF3, Land south of the supermarket and east of Bournemouth Road, Chandlers Ford

9.68 The council did not identify any reasonable alternative sites for employment other than this policy and other sites allocated in the plan. The potential sustainability effects are as follows.

Policy CF3, Land south of the supermarket and east of Bournemouth Road, Chandlers Ford		
SA Objective	CF3	Justification
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	Employment site, no effect.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	Employment site, no effect.
2.1 Are community facilities (community hall or library) available locally?	0	Employment site, no effect.
2.2 Are health facilities available locally?	0	Employment site, no effect.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not result in the loss of sports provision.
2.4 Is public open space available locally?	0	Development of this site would not result in the loss of open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There are no footpaths or cycle lanes that cross or run adjacent to the site but Policy HE4 requires financial contributions to be towards a new cycle way on Bournemouth Road.
3.1(a) Is the location close to a major rail station?	--	The site is over 1,400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is over 1,200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	++	The site is located adjacent to the frequent Bluestar 1 route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The majority of the site is located within 800m of the semi frequent Xelabus X6 / X7 route.
3.1 (e) Is the location close to a major employment centre?	0	Employment site, no effect.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	The site will provide 1.9ha of additional employment floorspace (use classes B1b, B1c, B2 and B8).
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Employment site, no effect.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located in a town, district or local centre.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is over 1,400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is over 1,200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The site is located adjacent to the frequent Bluestar 1 route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The majority of the site is located within 800m of the semi frequent Xelabus X6 / X7 route.

Policy CF3, Land south of the supermarket and east of Bournemouth Road, Chandlers Ford		
SA Objective	CF3	Justification
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	0	Employment site, no effect.
4.5(b) Will employment development at the location be close to a major population centre?	+	The site is within 400m to 1000m of a major population centre (Eastleigh).
4.6 Are health facilities available locally? (same score as 2.2)	0	Employment site, no effect.
4.7 Are shopping and related services available locally?	0	Employment site, no effect.
4.8 Is the location close to a Primary school?	0	Employment site, no effect.
4.9 Is the location close to a Secondary school?	0	Employment site, no effect.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There are no footpaths or cycle lanes that cross or run adjacent to the site but Policy HE4 requires financial contributions to be towards a new cycle way on Bournemouth Road.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	There are no geographical barriers between the site and key destinations.
5.1 Will development avoid the sterilisation of mineral resources?	-?	Part of the site is located in a Minerals Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	Almost the entire site falls within an area of lower quality agricultural land (Grades 4 or 5).
5.3 Will it use previously developed land?	-	The site is not currently developed.
5.4 Will it deliver or support allotments or community farms?	0	Development is not expected to lead to loss of allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within 200m of a rail line, motorway or A-road and does not fall within an AQMA.
6.2 Will development increase pollution?	-?	The site will include use classes B1b, B1c, B2 and B8, this could increase pollution dependant on the industry.
7.1 Will the development provide additional or improved green infrastructure?	0?	Development will not result in the loss of Green Infrastructure but policy CF3 requires additional landscape planting.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site does not fall within Food Zones 2 or 3 or areas of surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Non-coastal site.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development is unlikely to negatively impact or lead to the loss of an internationally or nationally designated site (either alone or in combination).

Policy CF3, Land south of the supermarket and east of Bournemouth Road, Chandlers Ford		
SA Objective	CF3	Justification
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-?	The site is located next to Freespace Hicknor Hill and Hut Wood SINC and so has the potential for adverse effects either alone or in combination.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	The site contains lowland mixed deciduous woodland priority habitat. EBC have stated that all woodland will be retained however, development may still result in disturbance to woodland species.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	The site falls within the Ampfield – Baddesley – Chilworth – Lordswood BOA and the Chilworth PBA.
10.5 Will the development adversely affect ancient woodland?	0	Development is unlikely to have an adverse effect on ancient woodland.
11.1 Will the development affect TPO trees?	0?	There is a narrow belt of TPO trees along the south eastern boundary of the site however, Policy CF3 requires existing trees on the boundaries of the site to be retained and reinforced.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There are no footpaths or cycle lanes that cross or run adjacent to the site but Policy HE4 requires financial contributions to be towards a new cycle way on Bournemouth Road.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0?	Development will not result in the loss of Green Infrastructure but policy CF3 requires additional landscape planting.
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development will not adversely affect the separation of settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	Policy CF3 requires development to retain existing trees on the boundary of the site and reinforce these with additional landscape planting. The mass and height of new buildings should take account of the sites prominence from areas to the north and east.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of the site is not expected to affect heritage assets.

Eastleigh

Policy E1, Land at the Civic Offices and former Magistrates' Court, Leigh Road, Eastleigh

- 9.69 This policy allocates land redevelopment, stating the site is suitable for a range of uses. The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy E1, Land at the Civic Offices and former Magistrates' Court, Leigh Road, Eastleigh		
SA Objective	E1	Justification
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++?	The policy states that the site is suitable for some residential uses, but the number of net additional dwellings that could be provided is not known.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	It is uncertain whether other specialist housing could be provided on this site.
2.1 Are community facilities (community hall or library) available locally?	+++	This site is within 400m of the YMCA and between 401 and 800m of a number of community facilities, including the Joint Cadet Centre, Pavilion on the Park, Belmont hall. In addition, the policy states that the site is suitable for development of community uses, and therefore may provide new community facilities.
2.2 Are health facilities available locally?	0	The site is between 801 and 1200m the Boyatt Wood Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports facilities.
2.4 Is public open space available locally?	+	The site is adjacent to Fleming Park.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	A footpath crosses the site and there are cycle routes adjacent to the site.
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	-	The site is located between 601 and 800m of the frequent Bluestar 2 bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	++	The semi-frequent Xelabus X6/X7 bus routes run adjacent to the site.
3.1 (e) Is the location close to a major employment centre?	++	The Woodside Avenue and Boyatt Industrial Estate is on the opposite side of Leigh Road to the site.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	++?	The policy states that the site could be suitable for office development or other employment uses.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0?	Development would not lead to loss of employment land. As the use to be developed at the site is not known, it is uncertain whether development would lead to loss of land suitable for employment. However, as the policy indicates that only the southern part of the site could be developed for residential uses, it is likely that another use will occupy the northern part of the site, which is likely to provide at least some employment

Policy E1, Land at the Civic Offices and former Magistrates' Court, Leigh Road, Eastleigh		
SA Objective	E1	Justification
		opportunities.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	The site is located between 601 and 800m of the frequent Bluestar 2 bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	++	The semi-frequent Xelabus X6/X7 bus routes run adjacent to the site.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The Woodside Avenue and Boyatt Industrial Estate is on the opposite side of Leigh Road to the site.
4.5(b) Will employment development at the location be close to a major population centre?	++?	The site is within the major population centre of Eastleigh and is expected to provide at least some employment opportunities. However, the exact use of the site is not determined by the policy.
4.6 Are health facilities available locally? (same score as 2.2)	0	The site is between 801 and 1200m the Boyatt Wood Centre.
4.7 Are shopping and related services available locally?	-	The site is between 601 and 800m from Eastleigh Town Centre and the Falkland Road Neighbourhood Centre.
4.8 Is the location close to a Primary school?	+	The site is between 401 and 600m of The Toynbee School.
4.9 Is the location close to a Secondary school?	+	The site is between 801 and 1200m of Crestwood Community School, Shakespeare campus.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	A footpath crosses the site and there are cycle routes adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The Toynbee School is on the other side of the motorway, as is Falkland Neighbourhood Centre.
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in an area safeguarded for minerals extraction.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site does not consist of agricultural land.
5.3 Will it use previously developed land?	++	This policy is for redevelopment of previously developed land, therefore it is likely to enhance efficiency of land use.
5.4 Will it deliver or support allotments or community farms?	-	Development will not make any contribution to allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	This site is adjacent to AQMA 2005 (No. 1), along the M3 and Leigh Road and is next to junction 13 of the M3. The policy states that residential uses should be located further from the Leigh Road on the southern part of the site and uses less sensitive to noise should be located in the northern part of the site. The policy also states that design

Policy E1, Land at the Civic Offices and former Magistrates' Court, Leigh Road, Eastleigh		
SA Objective	E1	Justification
		and layout of development should take account of the noise and air quality issues, therefore only a minor, rather than significant, positive is expected.
6.2 Will development increase pollution?	-?	As this site appears to currently be unused, development will result in an increase in traffic movements to and from the site, which is likely to exacerbate air quality issues in the AQMA.
7.1 Will the development provide additional or improved green infrastructure?	0	Development will not lead to the loss of existing GI.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	A small area in the southern part of the site lies within Flood Zone 2 and a small part of the eastern part of the site is at 'less' risk of surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	This site may drain into Monks Brook, which eventually flows into the Solent and Southampton Water SSSI, SPA and Ramsar site. The policy states that a site level HRA will be required, which is expected to ensure avoidance or mitigation of any significant effects.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	Development is not expected to affect any locally designated sites.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	There is a narrow wedge of lowland mixed deciduous woodland in the south west of the site. EBC has confirmed that all woodland will be retained and given the existing context of the motorway and use of Fleming Park for recreation, the effect of development on this is likely to be negligible.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	This site includes part of the M3 PBL and lies adjacent to the Itchen Valley PBA.
10.5 Will the development adversely affect ancient woodland?	0	Development will not affect ancient woodland.
11.1 Will the development affect TPO trees?	0	There are no TPO trees on this site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	A footpath crosses the site and there are cycle routes adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development will not lead to the loss of existing GI.

Policy E1, Land at the Civic Offices and former Magistrates' Court, Leigh Road, Eastleigh		
SA Objective	E1	Justification
12.1 Will development adversely affect the separation of neighbouring settlements?	0	This site is within an existing urban area.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	+	Redevelopment could lead to improvements to townscape.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	+	The policy states that redevelopment should improve the setting of the adjacent listed building to the east.

Policy E2, Land at Woodside Avenue, Eastleigh

- 9.70 This policy allocates land off Woodside Avenue for residential use. As planning permission has already been granted for this development, it has not been assessed as part of this SA.

Policy E3, Eastleigh town centre

- 9.71 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy E3, Eastleigh town centre	
SA Objective	E3
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	+?
SA2: Safeguard and improve community health, safety and wellbeing	++?
SA3: Develop a dynamic and diverse economy	++
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	++/-
SA5: Protect and conserve natural resources	++
SA6: Reduce air, soil, water, light and noise pollution	-?
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	++/-?
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	?
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+?/-?

Description of effects in relation to SA Objectives

- 9.72 The policy states that residential uses, including student accommodation would be acceptable in redevelopment of the block east of Upper Market Street, therefore this policy could lead to increased housing development, but it may not. As such, positive, but uncertain, effects have been recorded against SA objective 1: Housing provision.
- 9.73 If the site were to include housing provision, residents would have good access to a wide range of services and facilities within walking distance, therefore having significant positive uncertain effects against SA objective 2: Community health.
- 9.74 The policy seeks to revitalise the town centre by ensuring that leisure and retail uses are protected and promoted as appropriate. This is expected to enhance the vitality and viability of the town centre, increasing visitation and associated spending in the town, therefore having significant positive effects with regards to SA objective 3: Economy.
- 9.75 However, increases in visitors could result in an increase in travel by private car to the Town Centre, resulting in increased traffic and associated pollutants and greenhouse gases. As such, minor negative uncertain effects have been identified against SA objectives 4: Road traffic/congestion, 6: Pollution and 8: Climate change mitigation. With regards to SA objectives 4 and 8, this will be mixed with a minor positive effect, as the site is within 400m of Eastleigh rail station as well as within 400m of both frequent and semi-frequent bus services.
- 9.76 The policy promotes high density development, which will help to maximise efficient use of land and may reduce the need to develop greenfield sites, therefore having a significant positive uncertain effect on SA objective 5: Natural resources.
- 9.77 It is unknown whether there are any TPO trees in this area that could be affected by redevelopment, therefore uncertain effects are recorded against SA objective 11: Green infrastructure.
- 9.78 The policy requires well-designed development and redevelopment may enhance townscape character, therefore having positive effects on SA objective 12: Landscape and townscape. Improvements to townscape could also result in improvements to the settings of heritage assets, although redevelopment has potential to negative impact heritage assets or their settings. As such, mixed, uncertain, minor positive and negative effects have been recorded against SA objective 13: Cultural heritage.

Policy E4, Urban Renaissance Quarter, Eastleigh

- 9.79 The Council did not identify any reasonable alternatives to this policy. The Urban Renaissance Quarter is referred to as 'URQ' below. The potential sustainability effects are as follows.

Policy E4, Urban Renaissance Quarter, Eastleigh	
SA Objective	E4
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	+?
SA2: Safeguard and improve community health, safety and wellbeing	++?
SA3: Develop a dynamic and diverse economy	++
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	++/-
SA5: Protect and conserve natural resources	++
SA6: Reduce air, soil, water, light and noise pollution	-?

SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	++/-?
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	-?
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+?/-?

Description of effects in relation to SA Objectives

- 9.80 The policy encourages residential uses, but the number of net additional dwellings that could be provided in this area is unknown. As such, positive, but uncertain, effects have been recorded against SA objective 1: Housing provision.
- 9.81 If the site were to include housing provision, residents would have good access to a wide range of services and facilities within walking distance. The policy also states that community uses would be permitted in the area and that any redevelopment of the health centre will only be permitted if it can be demonstrated that provision is no longer required, therefore having significant positive uncertain effects against SA objective 2: Community health.
- 9.82 The policy seeks to raise the quality of the town centre, which is expected to enhance the vitality and viability of the town centre, increasing visitation and associated spending in the town, therefore having significant positive effects with regards to SA objective 3: Economy.
- 9.83 However, increases in visitors could result in an increase in travel by private car to the URQ, resulting in increased traffic and associated pollutants and greenhouse gases. As such, minor negative uncertain effects have been identified against SA objectives 4: Road traffic/congestion, 6: Pollution and 8: Climate change mitigation. With regards to SA objectives 4 and 8, this will be mixed with a minor positive effect, as the area is within 400m of Eastleigh rail station as well as within 400m of both frequent and semi-frequent bus services.
- 9.84 The policy promotes high density development, which will help to maximise efficient use of land and may reduce the need to develop greenfield sites, therefore having a significant positive uncertain effect on SA objective 5: Natural resources.
- 9.85 There are a number of TPO trees for this area, which could be affected by redevelopment. As such, minor negative uncertain effects have been recorded against SA objective 11: Green Infrastructure.
- 9.86 The policy requires well-designed development and redevelopment may enhance townscape character, therefore having positive effects on SA objective 12: Landscape and townscape. Improvements to townscape could also result in improvements to the settings of heritage assets, although redevelopment has potential to negative impact heritage assets or their settings. As such, mixed, uncertain, minor positive and negative effects have been recorded against SA objective 13: Cultural heritage.

Policy E5, Public realm improvements in and adjoining Eastleigh town centre

9.87 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy E5, Public realm improvements in and adjoining Eastleigh town centre	
SA Objective	E5
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	+
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0
SA5: Protect and conserve natural resources	0
SA6: Reduce air, soil, water, light and noise pollution	0
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	++
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+

Description of effects in relation to SA Objectives

- 9.88 In creating a more attractive public realm, this policy is expected to attract more people and businesses to the town centre, as well as improving mental wellbeing of workers and residents by making a more attractive environment. This is likely to result in minor positive effects for SA objectives 2: Community health and 3: Economy.
- 9.89 The policy is expected to enhance the townscape of Eastleigh Town Centre, which may also enhance the setting of heritage assets in the area, leading to significant positive effects on SA objective 12: Landscape and townscape and minor positive effects on SA objective 13: Cultural heritage.

Policy E6, Eastleigh River Side

- 9.90 The Council did not identify any reasonable alternative sites for employment, other than this and the other employment sites allocated in the plan. The potential sustainability effects are as follows.

Policy E6, Eastleigh River Side	
SA Objective	E6
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	+?
SA2: Safeguard and improve community health, safety and wellbeing	++?
SA3: Develop a dynamic and diverse economy	++
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	++/-
SA5: Protect and conserve natural resources	+/-
SA6: Reduce air, soil, water, light and noise pollution	--?
SA7: Plan for the anticipated levels of climate change	-?
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	++/-?
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	-
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+/-
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	--

Description of effects in relation to SA Objectives

- 9.91 The policy encourages mixed-use development, complementary to Eastleigh town centre, which could include some residential uses, but the number of net additional dwellings that could be provided in this area is unknown. The policy suggests that only the area immediately south of Bishopstoke Road is likely to include any redevelopment including residential uses. As such, positive, but uncertain, effects have been recorded against SA objective 1: Housing provision.
- 9.92 If the site were to include housing provision, residents would be in close proximity to a wide range of services and facilities within walking distance. Whilst access to many of these would require crossing the railway line and the A335, Part i of the policy could reduce the need for any new residents and employees to cross the railway line to access services and facilities. The policy also states that development should provide a pedestrian/cycle link to Eastleigh station and town centre and linked to a green route across the site to the Itchen Valley. It also states that Campbell Road bridge should be improved, including pedestrian facilities. The policy also states that the site could be suitable for development of new community uses, however, it is uncertain whether TeamSport Indoor Karting would be lost to any new development, therefore having significant positive uncertain effects against SA objective 2: Community health.
- 9.93 The policy seeks to redevelop Eastleigh River Side, including extension of town centre uses in the northern area and redevelopment of employment uses, including additional employment land

south of the sewage works. The policy also states that new employment opportunities should be sufficient to replace and where possible enhance any employment lost through redevelopment. As such, this policy is expected to have significant positive effects on SA objective 3: Economy.

- 9.94 Eastleigh River Side is partly located within 400m of Eastleigh rail station and both frequent and semi-frequent bus routes. Redeveloping the northern part of the site may also allow for more facilities to be available on the eastern side of the railway. This would have positive effects with regards to SA objectives 4: Road traffic/ congestion and 8: Climate change mitigation. However, if the area were to become a desirable destination in itself, more people may travel to the area in general, including by private car. In addition, the policy states that the site could include parking provision for the train station and town centre. Whilst this may encourage more people to use the train, it could also encourage more people to drive to the town centre, rather than using more sustainable modes of transport. As such, mixed effects are recorded against these objectives.
- 9.95 The majority of the site consists of brownfield land, but land south of the sewage works consists of greenfield land, resulting in mixed effects with regards to SA objective 5: Natural resources.
- 9.96 Existing railway lines run adjacent to and through the site. The western part of the area is also adjacent to AQMA 2005 (no. 1). Residential uses are likely to be more sensitive to these sources of pollution than employment uses, although as previously discussed, redevelopment could encourage more people to drive to the site. The policy also states that no development sensitive to odours should be located within the odour zone surrounding the Chickenhall Wastewater Treatment Works. Significant noise pollution is expected to affect the site due to the proximity of the airport. There is also potential for development to include industries that would increase pollution, although the policy states that any pollution should be mitigated. Overall, there is potential for significant effects on SA objective 6: Pollution, but these effects remain uncertain.
- 9.97 There are parts of the site at risk of surface water flooding. Given that the majority of the site is already developed and this policy relates to redevelopment, the effects of this are only considered to be minor with regards to SA objective 7: Climate change adaptation.
- 9.98 The site is adjacent to the River Itchen SAC and SSSI. There are also a number of nearby SINCs, primarily associated with the River Itchen. The nearest are Stanford Meadow, Meadow North of Railway, Marshy Grassland, Bishopstoke and Ashtrim Nurseries. The policy states that development should not cause, or increase, adverse impacts on the River Itchen SSSI or SAC and that a site-level HRA will be required. This is expected to ensure that there will be no significant negative effects on these features as a result of development. The site is adjacent to the Itchen Valley PBA and BOA. There may also be small areas of priority habitat present on the site. The Railway PBL also runs through the site, although impacts are likely to be softened by the existing urban nature of the site (with the exception of land south of the sewage works). As such, minor negative effects have been identified against SA objective 10: Biodiversity and geodiversity.
- 9.99 The policy states that all new development should be of the highest quality and provide environmental benefits. This could result in improvements to local townscape. The Itchen Way passes adjacent to land south of the sewage works and within close proximity to the north eastern part of the site, therefore it is inevitable that views will change from greenfield to development. The context of the existing rail infrastructure and airport should help soften any negative impacts, therefore mixed minor positive and minor negative effects are expected with regards to SA objective 12: Landscape and townscape.
- 9.100 The northern area of the site includes an archaeological alert for a railway wagon works, which could be damaged by development, either directly or by a change of setting. The railway works is a large part of a designated archaeological alert area. Redeveloping this site would lead to a loss of the railway works and could harm the significance of the remainder of the site and locally listed buildings within it, as their context may change from railway-based works to other, non-railway related, industrial uses. As such, significant negative effects have been identified against SA objective 13: Cultural heritage.

Policy E7, Development opportunities adjoining Eastleigh River Side

9.101 The Council did not identify any reasonable alternative sites for employment, other than this and the other employment sites allocated in the plan. The potential sustainability effects are as follows.

Policy E7, Development opportunities adjoining Eastleigh River Side		
SA Objective	E7	Justification
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	Employment site, no effect.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	Employment site, no effect.
2.1 Are community facilities (community hall or library) available locally?	0	Employment site, no effect.
2.2 Are health facilities available locally?	0	Employment site, no effect.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not result in the loss of sports provision.
2.4 Is public open space available locally?	0	Development of this site would not result in the loss of open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There is a footpath (the Itchen Way) adjacent to the southeastern part of the site.
3.1(a) Is the location close to a major rail station?	-	The site is located between 1201 and 1400m of Eastleigh rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is over 1,200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is over 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is over 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	0	Employment site, no effect.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	The site will provide 9.6ha of additional employment floorspace (use classes B1b, B1c, B2 and B8).
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Employment site, no effect.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not within a Town, District or Local Centre.
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	The site is located between 1201 and 1400m of Eastleigh rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is over 1,200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is over 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is over 800m from a semi-frequent bus route.

Policy E7, Development opportunities adjoining Eastleigh River Side		
SA Objective	E7	Justification
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	0	Employment site, no effect.
4.5(b) Will employment development at the location be close to a major population centre?	++	The site is within 400m of the major population centre of Eastleigh.
4.6 Are health facilities available locally? (same score as 2.2)	0	Employment site, no effect.
4.7 Are shopping and related services available locally?	0	Employment site, no effect.
4.8 Is the location close to a Primary school?	0	Employment site, no effect.
4.9 Is the location close to a Secondary school?	0	Employment site, no effect.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is a footpath (the Itchen Way) adjacent to the southeastern part of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The site is bordered by rail infrastructure to the north and west, which may form a barrier to accessing Eastleigh rail station.
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site is located in a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site does not consist of agricultural land.
5.3 Will it use previously developed land?	-	The site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	0	Development is not expected to lead to loss of allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	--?	Existing railway lines run adjacent to the north and west of the site. The site is also likely to be significantly affected by noise from Southampton Airport and the adjacent railway works and sidings.
6.2 Will development increase pollution?	-?	The site could be developed for uses that increase pollution, although this is uncertain as exact uses and industries are not specified in the policy. It is noted that the policy states development related to Southampton airport would not unacceptably increase noise and other environmental impacts on the Borough's residents.
7.1 Will the development provide additional or improved green infrastructure?	0	Development would not lead to loss of existing GI.
7.2 Is the location at risk from flooding, taking into account the effects of climate change?	-?	There are small areas of the site is subject to 'less' surface water flood risk. This is associated with a drain in the northern part of the site.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Non-coastal site.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)		
10.1 Could development negatively impact or lead to loss of an	0	The site is adjacent to the River Itchen SAC and SSSI. The policy states that development should

Policy E7, Development opportunities adjoining Eastleigh River Side		
SA Objective	E7	Justification
internationally or nationally designated site (either alone or in combination)?		not cause, or increase, adverse impacts on the River Itchen SSSI or SAC and that a site-level HRA will be required. This is expected to ensure that there will be no significant negative effects on these features as a result of development.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	The site could drain into a waterbody that connects to the Itchen Valley Nature Reserve. The site is also adjacent to the Itchen Valley Country Park in the very south eastern corner. However, as the policy states that there shall be no adverse impacts on the nature conservation interests of the Itchen valley or River Itchen SSSI or SAC, negative effects are likely to be avoided.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	There are some priority habitats on site, including coastal and floodplain grazing marsh and lowland deciduous mixed woodland, that could be degraded by development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	The site is adjacent to the Itchen Valley PBA and BOA.
10.5 Will the development adversely affect ancient woodland?	0	Development is unlikely to have an adverse effect on ancient woodland.
11.1 Will the development affect TPO trees?	0	No TPO trees on site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is a footpath (the Itchen Way) adjacent to the southeastern part of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development would not lead to loss of existing GI.
12.1 Will development adversely affect the separation of neighbouring settlements?	0?	This site was not assessed in the EBC Countryside Gap Appraisal. However, it is not expected to affect the separation of neighbouring settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-?	The site was not assessed in the EBS Landscape Sensitivity Appraisal. The policy states that development should not adversely impact the landscape setting of the Itchen Valley Country Park and the Itchen Way. However, the Itchen Way passes adjacent to the site, therefore it is inevitable that views will change from greenfield to development. The context of the existing rail infrastructure and airport should help soften any negative impacts.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0?	The site is adjacent to the Eastleigh locomotive works archaeological alert area and the locally listed buildings in Campbell Road (all houses in the road are listed). Whilst development would change the setting of this feature, it is not expected to affect its historical significance, given the existing industrial setting.

Policy E8, Junction improvements, Eastleigh

9.102 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy E8, Junction improvements, Eastleigh	
SA Objective	E8
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	+/-?
SA3: Develop a dynamic and diverse economy	+?
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+
SA5: Protect and conserve natural resources	0?
SA6: Reduce air, soil, water, light and noise pollution	+
SA7: Plan for the anticipated levels of climate change	-?
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	-?
SA11: Enhance the Borough's multifunctional green infrastructure networks	-?
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0?

Description of effects in relation to SA Objectives

- 9.103 This policy is expected to have minor positive effects on SA objective 2: Community health, as it proposed improvements to conditions for cyclists and pedestrians associated with the Twyford Road/ Romsey Road roundabout. This is expected to improve safety for pedestrians and cyclists, as well as making the route more attractive for walking and cycling, which may encourage more people to travel by active modes of transport. However, this is mixed with minor negative uncertain effects as some of the junctions to be improved lie almost adjacent to existing open space, and therefore there may be partial loss of open space to accommodate improvements. This could also lead to minor negative effects on SA objective 11: Green infrastructure.
- 9.104 This policy may also have positive effects on health, road traffic / congestion (SA objective 4), pollution (SA objective 6) and climate change mitigation (SA objective 8) through reduced congestion and associated air pollution.
- 9.105 This policy states that junction improvements are expected to enable development and regeneration to take place in the Town Centre and its periphery. This is likely to open up opportunities for businesses in the town centre and may increase footfall and patronage of existing businesses, therefore having minor positive effects on SA objective 3: Economy. However, this is uncertain as it is not known if and how junction improvements will affect existing employment sites, particularly the industrial uses around the Twyford/Romsey Road roundabout and the Chickenhall Lane / Bishopstoke Road junction.

- 9.106 Some of the junctions identified for improvement lie within Mineral Safeguarding Areas. However, these are generally on the edge of such areas and given the surrounding urban context it is considered likely that the policy would have negligible effects on potential to extract minerals. As such, negligible uncertain effects are recorded against SA objective 5: Natural resources.
- 9.107 As discussed above, this policy could lead to loss of small areas of open space. In addition, many of the junctions to be improved are located within Flood Zone 2 or areas of 'less' surface water flood risk. As such, minor negative effects are expected with regards to SA objective 7: Climate change mitigation, but this is uncertain due to the existing, largely urban context.
- 9.108 The Chickenhall Lane / Bishopstoke Road junction is adjacent to the River Itchen SSSI. Works to widen the Bishopstoke Road approaches could result in adverse impacts on the SSSI, during the construction phase. The Twyford/Romsey Road roundabout is within the Railway PBL, although given the existing urban context, it is considered unlikely that development would have adverse impacts on the PBL. As such, a minor negative, but uncertain, effect is recorded against SA objective 10: Biodiversity and geodiversity.
- 9.109 There are listed buildings in proximity to some of the junctions, namely at Twyford/Romsey Road roundabout and Chestnut Avenue. However, the nature of junction improvements within the existing context is considered unlikely to affect these features directly or their settings. Negligible uncertain effects have therefore been identified against SA objective 13: Cultural heritage.

Policy E9, Southampton Airport

- 9.110 The Council did not identify any reasonable alternative sites for employment, other than this and the other employment sites allocated in the plan. The potential sustainability effects are as follows.

Policy E9, Southampton Airport		
SA Objective	E9	Justification
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	Employment site, no effect.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	Employment site, no effect.
2.1 Are community facilities (community hall or library) available locally?	0	Employment site, no effect.
2.2 Are health facilities available locally?	0	Employment site, no effect.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not result in the loss of sports provision.
2.4 Is public open space available locally?	0	Development of this site would not result in the loss of open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There is a footpath (the Itchen Way) adjacent to the southeastern part of the site.
3.1(a) Is the location close to a major rail station?	0	The site is located between 801 and 1200m of Southampton Airport Parkway rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is over 1,200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	-?	Parts of the western area of the site is located between 601 and 800m of the frequent Bluestar 2 and Unilink U1A U1C bus routes.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is over 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major	0	Employment site, no effect.

Policy E9, Southampton Airport		
SA Objective	E9	Justification
employment centre?		
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	The site will provide 21.6ha of additional employment floorspace (use classes B1b, B1c, B2 and B8).
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Employment site, no effect.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not within a Town, District or Local Centre.
4.1 Is the location close to a major rail station? (same score as 3.1a)	0	The site is located between 801 and 1200m of Southampton Airport Parkway rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is over 1,200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-?	Parts of the western area of the site is located between 601 and 800m of the frequent Bluestar 2 and Unilink U1A U1C bus routes.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is over 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	0	Employment site, no effect.
4.5(b) Will employment development at the location be close to a major population centre?	++	The site is within 400m of the major population centre of Eastleigh.
4.6 Are health facilities available locally? (same score as 2.2)	0	Employment site, no effect.
4.7 Are shopping and related services available locally?	0	Employment site, no effect.
4.8 Is the location close to a Primary school?	0	Employment site, no effect.
4.9 Is the location close to a Secondary school?	0	Employment site, no effect.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is a footpath (the Itchen Way) adjacent to the southeastern part of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The Bluestar 2 bus route is on the other side of the railway line. The Unilink bus service route enters the airport, but is on the other side of the runway from the allocation.
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site is located in a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site does not consist of agricultural land.
5.3 Will it use previously developed land?	-	The site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	0	Development is not expected to lead to loss of allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	--?	The northern part of the site is within 200m of a railway line. This site will also be significantly affected by noise from the airport.

Policy E9, Southampton Airport		
SA Objective	E9	Justification
6.2 Will development increase pollution?	-?	The site could be developed for uses that increase pollution, although this is uncertain as exact uses and industries are not specified in the policy. It is noted that the policy states development related to Southampton airport would not unacceptably increase noise and other environmental impacts on the Borough's residents.
7.1 Will the development provide additional or improved green infrastructure?	0	Development would not lead to loss of existing GI.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	There are small areas of the site is subject to 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Non-coastal site.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	The site is adjacent to the River Itchen SAC and SSSI. The policy states that development should not cause, or increase, adverse impacts on the River Itchen SSSI or SAC. Along with the HRA process, this is expected to ensure that there will be no significant negative effects on these features as a result of development.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	The Itchen Valley Nature Reserve lies adjacent to the south eastern part of the site, covering the Itchen Navigation and joining up to a wider area of land further south. The site is also adjacent to the Itchen Valley Country Park. However, as the policy requires that there shall be no adverse impacts on the nature conservation interests of the Itchen valley or River Itchen SSSI or SAC, negative effects are likely to be avoided.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	Development at this site could adversely affect an area of coastal and floodplain grazing marsh, a priority habitat.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	The site is adjacent to the Itchen Valley PBA and BOA.
10.5 Will the development adversely affect ancient woodland?	0	Development is unlikely to have an adverse effect on ancient woodland.
11.1 Will the development affect TPO trees?	0	No TPO trees on site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is a footpath (the Itchen Way) adjacent to the southeastern part of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development would not lead to loss of existing GI.
12.1 Will development adversely affect the separation of neighbouring	0?	This site was not assessed in the EBC Countryside Gap Appraisal. However, the policy states that

Policy E9, Southampton Airport		
SA Objective	E9	Justification
settlements?		development would not physically or visually diminish the countryside gap between Eastleigh and Southampton.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-?	The site was not assessed in the EBS Landscape Sensitivity Appraisal. The policy states that development should not adversely impact the landscape setting of the Itchen Valley Country Park and the Itchen Way. However, the Itchen Way passes adjacent to the site, therefore it is inevitable that views will change from greenfield to development. The context of the existing rail infrastructure and airport should help soften any negative impacts.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	There are two pillboxes within the site, which are likely to relate to others in and around the airport. These are likely to be linked to the use of the site as an airfield, and therefore such a setting is important to them. As such, development at the site has potential to adversely alter the settings of these features, but effects are likely to depend on the layout of development. In addition, the northern part of the site is adjacent to the Eastleigh locomotive works archaeological alert area. Whilst development would change the setting of this feature, it is not expected to affect its historical significance, given the existing industrial setting.

Policy E10, Land south of M27 junction 5

- 9.111 The Council did not identify any reasonable alternative sites for open space other than this policy and other sites allocated in the plan. The potential sustainability effects are as follows.

Policy E10, Land south of M27 junction 5	
SA Objective	E10
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	++
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0
SA5: Protect and conserve natural resources	-?
SA6: Reduce air, soil, water, light and noise pollution	-
SA7: Plan for the anticipated levels of climate change	--?
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	-?
SA11: Enhance the Borough's multifunctional green infrastructure networks	+?
SA12: Protect, enhance and manage the character and appearance of the landscape and	0

Policy E10, Land south of M27 junction 5	
SA Objective	E10
townscape, maintaining and strengthening distinctiveness and its special qualities	
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA Objectives

- 9.112 This policy would provide new sports facilities in an area where a need has been identified, therefore having significant positive effects on SA objective 2: Community health. In addition, the policy states that development must not adversely affect the public right of way that runs along parts of the site.
- 9.113 The site is located within a Mineral Consultation Area and partly within a Mineral Safeguarding area. Development of sports facilities may restrict access to mineral resources in the medium term or sterilise them where built facilities are provided.
- 9.114 The site is located next to junction 5 of the M27 and therefore is likely to be affected by noise pollution, having minor negative effects on SA objective 6: Pollution.
- 9.115 The eastern part of the site includes an area within Flood Zone 3 and the site also includes areas at risk of 'less' and 'intermediate' surface water flooding. Development could therefore result in significant negative effects against SA objective 7: Climate change adaptation, although this is uncertain as these areas may be retained as green space.
- 9.116 There is a watercourse in the southern part of the site that passes the River Itchen SSSI downstream and flows into the Solent and Southampton Water SPA, Ramsar site and SSSI. Development could lead to adverse effects at these sites via changes to the hydrological regime, siltation or pollution from runoff. The HRA is expected to ensure that development will not lead to significant adverse impacts on these designated sites.
- 9.117 Development of new sports facilities is may enhance GI, depending on the nature , extent and setting of any outdoor sports provision, therefore having uncertain positive effects on SA objective 11: Green infrastructure. These effects are likely to be minor, as a the proposal for a football hub is expected to include built facilities and grass pitches and it is uncertain whether these will be publically accessible outside of organised training events.

Policy E11, Western extension to Lakeside Country Park

- 9.118 The Council did not identify any reasonable alternative sites for open space other than this policy and other sites allocated in the plan. The potential sustainability effects are as follows.

Policy E11, Western extension to Lakeside country Park	
SA Objective	E11
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	++
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+
SA5: Protect and conserve natural resources	0
SA6: Reduce air, soil, water, light and noise pollution	+
SA7: Plan for the anticipated levels of climate change	+

SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+?
SA11: Enhance the Borough's multifunctional green infrastructure networks	++
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA Objectives

- 9.119 Extending the Lakeside Country Park will provide new open space and GI, which will provide additional opportunities for recreation in the area, therefore significant positive effects have been recorded in relation to SA objectives 2: Community health and 11: Green infrastructure.
- 9.120 The policy also seeks to provide access to the country park by foot and bike via Stoneham Lane. This may encourage people to travel to the park by more sustainable modes of transport, thus minimising private car use and having minor positive effects with regards to SA objectives 4: Road traffic/ congestion, 6: Pollution and 8: Climate change mitigation.
- 9.121 The policy is likely to have minor positive effects on SA objective 7: Climate change adaptation, SA objective 10: Biodiversity and geodiversity and SA objective 12: Landscape and townscape, as it will protect and enhance the green infrastructure and biodiversity interest at the site, leading to likely protection and enhancement of landscape through green space management. The site lies within Flood Zones 2 and 3 and an area at risk of surface water flooding, but it is anticipated that the flood regime will not be altered as a result of this designation and will not adversely affect people or property. The policy also states that a site level HRA will be required to ensure the country park extension would not have adverse effects on any European sites. This is important as the site eventually drains into the Solent and Southampton Water SPA and Ramsar site.

Policy E12, Aviary Estate, Eastleigh

- 9.122 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy E12, Aviary Estate, Eastleigh	
SA Objective	E12
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0
SA5: Protect and conserve natural resources	0
SA6: Reduce air, soil, water, light and noise pollution	0
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0

SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	+
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	++
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+

Description of effects in relation to SA Objectives

9.123 This policy may have minor positive effects on health (SA objective 2) and green infrastructure (SA objective 11) as it requires open spaces to be retained.

9.124 The policy is also expected to have significant positive effects on SA objective 12: Landscape and townscape as the policy seeks to retain the special character of the Aviary Estate. In protecting the character of the estate, the policy is also likely to have minor positive effects on SA objective 13: Cultural heritage, as the estate is a special example of its kind, even though it is not covered by a formal designation. The policy is also likely to protect the settings of nearby listed buildings, including 234-244 Chestnut Avenue (Grade II), 208 and 210 Chestnut Avenue (Grade II) and Cricketers Arms Public House (locally listed).

Policy AL1, Land east of Allbrook Way

9.125 This policy allocates a greenfield site.

Policy AL1, Land east of Allbrook Way (site 2 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	+?	Policy DM31 requires provision of accessible and adaptable dwellings in developments of 40 residential units and above.
2.1 Are community facilities (community hall or library) available locally?	+	+	No change.
2.2 Are health facilities available locally?	-	-	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	+	++	Policy AL1 requires the provision of public open space and play space to serve the needs of the development.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	+	Policy AL1 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
3.1(a) Is the location close to a major rail station?	--	--	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	-	-	No change.

Policy AL1, Land east of Allbrook Way (site 2 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
3.1 (d) Is the location close to a semi-frequent bus route?	-	-	No change.
3.1 (e) Is the location close to a major employment centre?	-	-	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	0	No change.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	--	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	-	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	-	No change.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	-	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	-	-	No change.
4.7 Are shopping and related services available locally?	--	--	No change.
4.8 Is the location close to a Primary school?	-	-	No change.
4.9 Is the location close to a Secondary school?	++	++	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy AL1 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
4.11 Are there Geographical barriers between the location and key facilities/destinations?	-	-	No change.
5.1 Will development avoid the sterilisation of mineral resources?	-?	-?	No change.
5.2 Will it result in the loss of higher grade agricultural land?	-	-	No change.
5.3 Will it use previously developed land?	-	-	No change.

Policy AL1, Land east of Allbrook Way (site 2 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
5.4 Will it deliver or support allotments or community farms?	+	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	-?	The July 2017 EBC officer assessment of SA 6.2 recognised potential for adverse noise effects on a residential allocation from the A355 and a railway line. This should have been recorded against SA 6.1 not SA 6.2. As potential impacts of the A355 were already identified against this SA objective however, the score remains the same. Policy AL1 does not contain any specific mitigation against noise impacts.
6.2 Will development increase pollution?	-?	0	Whilst the July 2017 EBC officer assessment of SA 6.2 did not identify any likely increases in pollution from development of this site, it is now recognised that development may lead to decreased water quality in the Lower Itchen. As such, the 'site only' score should remain as a minor negative despite the correction noted under SA 6.1. Policy AL1 requires water quality and flows into the Lower Itchen to be preserved, providing adequate mitigation of this potential negative effect.
7.1 Will the development provide additional or improved green infrastructure?	0	+	Policy AL1 requires the provision of public open space and play areas.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	-?	No change.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	0	Policy AL1 requires water quality and flows into the Lower Itchen to be preserved as well as a site level HRA to demonstrate how the site will be delivered without adverse effect on any European site.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-	0	Policy AL1 requires buffers to the south of Lincolns Copse SINC and the protected trees, and buffers of up to 50m to the existing watercourse. It requires preservation of water quality and flows into the River Itchen and the avoidance and mitigation of adverse impacts on habitats and species.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	+	Policy AL1 requires that development retain the biodiversity interest of the site and ensure avoidance or mitigation of adverse impacts on habitats or species. Undeveloped buffers will be required to south of Lincolns Copse. The Policy also states that development should ensure a net gain in biodiversity. EBC has also confirmed that no woodland will be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	0	Policy AL1 requires that development provide a buffer to the south of Lincolns Copse and the protected trees, and that adverse impacts on habitats and species are avoided or mitigated. EBC has also confirmed that no woodland will be lost to development.

Policy AL1, Land east of Allbrook Way (site 2 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
10.5 Will the development adversely affect ancient woodland?	-	0	Policy AL1 requires undeveloped buffers to the south of Lincolns Copse and the protected trees to the east and that adverse impacts on habitats and species are avoided or mitigated
11.1 Will the development affect TPO trees?	-?	0	Policy AL1 requires development to provide undeveloped buffers to the protected trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy AL1 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	+	Policy AL1 requires the provision of public open space and play areas.
12.1 Will development adversely affect the separation of neighbouring settlements?	-	-	No change.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	-?	No change, though Policy AL1 does state that the design of buildings should be sympathetic to the character and older parts of Allbrook.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	-?	No change.

Policy AL2, Land west of Allbrook Way

9.126 This policy allocates a greenfield site.

Policy AL2, Land west of Allbrook Way (sites 1a and 1b in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	+?	Policy DM31 requires provision of accessible and adaptable dwellings in developments of 40 residential units and above.
2.1 Are community facilities (community hall or library) available locally?	+	+	No change.
2.2 Are health facilities available locally?	-	-	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	+	+	No change.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	+	Policy AL2 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.

Policy AL2, Land west of Allbrook Way (sites 1a and 1b in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
3.1(a) Is the location close to a major rail station?	--	--	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	-	-	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	-	-	No change.
3.1 (e) Is the location close to a major employment centre?	-	-	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	0	No change.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	--	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	-	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	-	No change.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	-	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	-	-	No change.
4.7 Are shopping and related services available locally?	--	--	No change.
4.8 Is the location close to a Primary school?	0	0	No change.
4.9 Is the location close to a Secondary school?	++	++	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	+	Policy AL2 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	-	No change.

Policy AL2, Land west of Allbrook Way (sites 1a and 1b in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
5.1 Will development avoid the sterilisation of mineral resources?	-?	0?	Policy AL2 requires consideration of the potential for extraction of part of the site affected by minerals safeguarding which may allow minerals to be extracted prior to development.
5.2 Will it result in the loss of higher grade agricultural land?	-	-	No change.
5.3 Will it use previously developed land?	-	-	No change.
5.4 Will it deliver or support allotments or community farms?	+	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	0	The assessment of SA 6.1 recognised potential for adverse noise effects on a residential allocation from the A355 and the M3. Policy AL2 requires development to mitigate any adverse air quality and noise impacts arising from the M3 and A355.
6.2 Will development increase pollution?	--?	0	Policy AL2 requires water quality and flows into the Lower Itchen to be preserved, providing adequate mitigation of this potential negative effect. Policy AL2 also requires development to mitigate any adverse air quality and noise impacts arising from the M3 and A355.
7.1 Will the development provide additional or improved green infrastructure?	0	0	No change.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	0	No change.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-?	0	Policy AL2 requires water quality and flows into the Lower Itchen to be preserved as well as a site level HRA to demonstrate how the site will be delivered without adverse effect on any European site.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-?	0	Policy AL2 requires development to provide appropriate buffers to protect the SINC as well as the preservation of water quality and flows into the River Itchen and the avoidance and mitigation of adverse impacts on habitats and species.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	+	Policy AL2 requires that development retain the biodiversity interest of the site, with buffers to protect the SINC, protected trees and other features of environmental significance. It requires the avoidance or mitigation of adverse impacts on habitats or species and states that development should ensure a net gain in biodiversity.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	0	No change.

Policy AL2, Land west of Allbrook Way (sites 1a and 1b in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
10.5 Will the development adversely affect ancient woodland?	0	0	No change.
11.1 Will the development affect TPO trees?	-?	0	Policy AL2 requires development to provide appropriate buffers to the protected trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	+	Policy AL2 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	0	No change.
12.1 Will development adversely affect the separation of neighbouring settlements?	-	-	No change.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	--?	--?	No change.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	0	No change.

Hedge End, West End and Botley

Policy HE1, Land west of Woodhouse Lane, Hedge End

9.127 This policy allocates a greenfield site.

Policy HE1, Land west of Woodhouse Lane, Hedge End (site 13 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	+	Policy DM31 requires provision of accessible and adaptable dwellings in developments of 40 residential units and above.
2.1 Are community facilities (community hall or library) available locally?	0	++	Policy HE1 requires development to provide community facilities, including a local centre.
2.2 Are health facilities available locally?	+	+	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	++	Policy HE1 requires development to provide playing fields and to safeguard and provide contributions towards the laying out of playing fields on the adjacent Berrywood Meadows.
2.4 Is public open space available locally?	+	++	Policy HE1 requires the provision of on-site public space to serve the development.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	+	No change.

Policy HE1, Land west of Woodhouse Lane, Hedge End (site 13 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
3.1(a) Is the location close to a major rail station?	+	+	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	--	--	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	+	+	No change.
3.1 (e) Is the location close to a major employment centre?	+	+	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	0	No change.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	+	+	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	--	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	+	No change.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	+	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	+	+	No change.
4.7 Are shopping and related services available locally?	-	-	No change.
4.8 Is the location close to a Primary school?	++	++	No change.
4.9 Is the location close to a Secondary school?	++	++	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	+	No change.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	+	No change.

Policy HE1, Land west of Woodhouse Lane, Hedge End (site 13 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
5.1 Will development avoid the sterilisation of mineral resources?	-?	0?	Policy HE1 requires a thorough examination of the potential for incidental minerals recovery for that part of the site within the minerals safeguarding area.
5.2 Will it result in the loss of higher grade agricultural land?	--	--	No change.
5.3 Will it use previously developed land?	-	-	No change.
5.4 Will it deliver or support allotments or community farms?	+	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	0?	The July 2017 EBC officer assessment of SA 6.2 recognised potential for adverse noise effects on a residential allocation from Woodhouse Lane and Winchester Road and the railway line. This should have been recorded against SA 6.1 not SA 6.2. Policy HE1 requires an acceptable noise environment for new homes and the provision of suitable noise mitigation measures, in light of the railway line and proposed school. Traffic noise is not mentioned in the policy.
6.2 Will development increase pollution?	--?	-?	The July 2017 EBC officer assessment of SA 6.2 identified the potential for impacts on the existing AQMA at Botley Road / High Street. It is now also recognises that development may lead to decreased water quality. As such, the 'site only' score should remain as a significant negative despite the correction noted under SA 6.1. Policy HE1 requires water quality and flows to be preserved and provision of a connection to the sewerage system at the nearest point. However, the policy does not outline specific mitigation requirements for the potential adverse effects on the AQMA.
7.1 Will the development provide additional or improved green infrastructure?	0	+	Policy HE1 requires the provision of on-site public space to serve the development.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	0	Policy HE1 requires development to avoid areas of the site at risk of flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	0	Policy HE1 requires water quality and flows into the Woodhouse Gully to be preserved and 20m buffers along all boundaries of the Bushey Copse stream.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	--	+	Policy HE1 requires the protection and enhancement of the nature conservation interests of the site, including the Bushy Copse SINC. It also requires the avoidance and mitigation of adverse impacts on habitats and species. EBC has stated that development will not lead to loss of woodland.

Policy HE1, Land west of Woodhouse Lane, Hedge End (site 13 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	+	Policy HE1 requires the protection and enhancement of the nature conservation interests of the site including 20m buffers around the woodland and stream in the Bushy Copse SINC. It requires the avoidance or mitigation of adverse impacts on habitats or species and states that development should ensure a net gain in biodiversity.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	0	Policy HE1 requires that the Railway and Wildern Priority Biodiversity Links that interlace the site are kept open for wildlife dispersal.
10.5 Will the development adversely affect ancient woodland?	-	0	Policy HE1 requires 20m buffers around the woodland and stream in the Bushy Copse SINC.
11.1 Will the development affect TPO trees?	-?	0	Policy HE1 requires development to provide appropriate buffers to the protected trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	+	No change.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	+	Policy HE1 requires the provision of on-site public space to serve the development.
12.1 Will development adversely affect the separation of neighbouring settlements?	--	0?	Policy HE1 requires the retention of a countryside gap to separate Boorley Green, Botley and Hedge End. However, development of the site may still have some impact on the separation of settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	0	No change.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	0	No change.

Policy HE2, Land at Sundays Hill and Land north of Peewit Hill Close

9.128 This policy allocates a greenfield site.

Policy HE2, Land at Sundays Hill and Land north of Peewit Hill Close (site 15 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	+?	Policy DM31 requires provision of accessible and adaptable dwellings in developments of 40 residential units and above.
2.1 Are community facilities (community hall or library) available locally?	-	-	No change.

Policy HE2, Land at Sundays Hill and Land north of Peewit Hill Close (site 15 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
2.2 Are health facilities available locally?	-	-	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	0	++	Policy HE2 requires the provision of on-site public space and play areas to serve the development.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	+	Policy HE2 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
3.1(a) Is the location close to a major rail station?	--	--	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	--	--	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	--	--	No change.
3.1 (e) Is the location close to a major employment centre?	-	-	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	0	No change.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	--	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	--	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	--	No change.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	-	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	-	-	No change.
4.7 Are shopping and related services available locally?	--	--	No change.

Policy HE2, Land at Sundays Hill and Land north of Peewit Hill Close (site 15 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
4.8 Is the location close to a Primary school?	-	-	No change.
4.9 Is the location close to a Secondary school?	-	-	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy HE2 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	+	No change.
5.1 Will development avoid the sterilisation of mineral resources?	-?	-?	No change...
5.2 Will it result in the loss of higher grade agricultural land?	-	-	No change.
5.3 Will it use previously developed land?	-	-	No change.
5.4 Will it deliver or support allotments or community farms?	+?	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	0	The July 2017 EBC officer assessment of SA 6.2 recognised potential for adverse noise effects on a residential allocation from the M27 as well as impacts of air quality from the M27. This should have been recorded against SA 6.1 not SA 6.2. Policy HE2 requires an acceptable noise and air environment for new homes and the provision of suitable noise and air mitigation measures, providing adequate mitigation for this potential negative effect.
6.2 Will development increase pollution?	-?	0	Whilst the July 2017 EBC officer assessment of SA 6.2 did not identify any likely increases in pollution from development of this site, it is now recognised that development may lead to decreased water quality into Badnum Creek. As such, the 'site only' score has been amended to a minor negative. Policy HE2 requires water quality and flows into Badnum Creek to be preserved and provision of a connection to the sewerage system at the nearest point, providing adequate mitigation of this potential negative effect.
7.1 Will the development provide additional or improved green infrastructure?	0	+	Policy HE2 requires the provision of on-site public space and play areas to serve the development.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	-?	No change.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an	-	0	Policy HE2 requires water quality and flows into Badnum Creek to be preserved.

Policy HE2, Land at Sundays Hill and Land north of Peewit Hill Close (site 15 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
internationally or nationally designated site (either alone or in combination)?			
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-	0	Policy HE2 requires water quality and flows into Badnum Creek to be preserved. It also requires the avoidance and mitigation of adverse impacts on habitats and species.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	+	Policy HE2 requires the avoidance or mitigation of adverse impacts on habitats or species protected by legislation or identified as being of principal importance and states that development should ensure a net gain in biodiversity. In addition, EBC has confirmed that no woodland will be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	+	Policy HE2 requires that routes remain open along the M27 PBL for species dispersal and that opportunities are taken to create and enhance habitat connectivity within the PBL.
10.5 Will the development adversely affect ancient woodland?	0	0	No change.
11.1 Will the development affect TPO trees?	-?	-?	No change.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy HE2 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	+	Policy HE2 requires the provision of on-site public space and play areas to serve the development.
12.1 Will development adversely affect the separation of neighbouring settlements?	?	--	Updated Gap Appraisal assesses this site as having Very Poor/Poor potential for development with regards to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	?	0	The updated Landscape Appraisal assesses this policy as having average sensitivity to development. Policy HE2 requires provision of a good quality landscape setting for development.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	0	No change.

Policy HE3, Land at Home Farm, St Johns Road, Hedge End

9.129 This policy allocates a greenfield site.

Policy HE3, Land at Home Farm, St Johns Road, Hedge End (site 45 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	?	No change.
2.1 Are community facilities (community hall or library) available locally?	-	-	No change.
2.2 Are health facilities available locally?	-	-	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	+	+	No change.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	+	Policy HE3 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
3.1(a) Is the location close to a major rail station?	--	--	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	--	--	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	--	--	No change.
3.1 (e) Is the location close to a major employment centre?	-	-	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	0	No change.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	--	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	--	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as	--	--	No change.

Policy HE3, Land at Home Farm, St Johns Road, Hedge End (site 45 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
3.1d)			
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	-	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	-	-	No change.
4.7 Are shopping and related services available locally?	-	-	No change.
4.8 Is the location close to a Primary school?	-?	-	No change.
4.9 Is the location close to a Secondary school?	0	0	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy HE3 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	0	No change.
5.1 Will development avoid the sterilisation of mineral resources?	-?	0?	Policy HE3 requires consideration of the potential for extraction of part of the site affected by minerals safeguarding which may allow minerals to be extracted prior to development.
5.2 Will it result in the loss of higher grade agricultural land?	-	-	No change
5.3 Will it use previously developed land?	-	-	No change
5.4 Will it deliver or support allotments or community farms?	+	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	0	The assessment of SA 6.1 recognised potential for adverse noise and air quality effects on a residential allocation from the M27. Policy HE3 requires an acceptable noise environment for new home and development to mitigate any adverse air quality and noise impacts arising from the M27.
6.2 Will development increase pollution?	--?	-?	The assessment of SA6.2 identified the potential for development of the site to lead to the declaration of a new AQMA as a result of additional traffic. It is now also recognised that development may lead to decreased water quality. As such, the 'site only' score has been changed to a significant negative. Policy HE3 requires water quality and flows to be preserved, providing adequate mitigation of this potential negative effect but it does not mention mitigation for the potential impacts on air quality.
7.1 Will the development provide additional or improved green infrastructure?	0	0	No change.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	0	No change.

Policy HE3, Land at Home Farm, St Johns Road, Hedge End (site 45 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	0	No change.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	0	No change.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	+	Policy HE3 requires the avoidance or mitigation of adverse impacts on habitats or species and states that development should ensure a net gain in biodiversity.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	0	No change.
10.5 Will the development adversely affect ancient woodland?	0	0	No change.
11.1 Will the development affect TPO trees?	0	0	No change.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy HE3 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	0	No change.
12.1 Will development adversely affect the separation of neighbouring settlements?	0	0	No change.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	0	No change.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	0	No change.

Policy HE4, Land off Peewit Hill Close and Dodwell Lane

9.130 The Council did not identify any reasonable alternative sites for employment, other than this and the other employment sites allocated in the plan. The potential sustainability effects are as follows.

Policy HE4, Land off Peewit Hill Close and Dodwell Lane		
SA Objective	HE4	Justification
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	Employment site, no effect.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	Employment site, no effect.
2.1 Are community facilities (community hall or library) available locally?	0	Employment site, no effect.
2.2 Are health facilities available locally?	0	Employment site, no effect.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not result in the loss of sports provision.
2.4 Is public open space available locally?	0	Development of this site would not result in the loss of open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no footpaths or cycle lanes that cross or run adjacent to the site.
3.1(a) Is the location close to a major rail station?	--	The site is over 1,400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is over 1,200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is over 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is over 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	0	Employment site, no effect.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	The site will provide 3.6ha of additional employment floorspace (use classes B1b, B1c and B8).
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Employment site, no effect.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is over 800m from any Town, District or Local Centres.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is over 1,400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is over 1,200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is over 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is over 800m from a semi-frequent bus route.

Policy HE4, Land off Peewit Hill Close and Dodwell Lane		
SA Objective	HE4	Justification
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	0	Employment site, no effect.
4.5(b) Will employment development at the location be close to a major population centre?	++	The site is within 400m of two major population centres (Hedge End and Southampton).
4.6 Are health facilities available locally? (same score as 2.2)	0	Employment site, no effect.
4.7 Are shopping and related services available locally?	0	Employment site, no effect.
4.8 Is the location close to a Primary school?	0	Employment site, no effect.
4.9 Is the location close to a Secondary school?	0	Employment site, no effect.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycle lanes that cross or run adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The M27 lies to the west of the site yet there are no crossing points to access the services and facilities beyond it. Despite this, key facilities and destinations (e.g. Hedge End) can be found to the north east of the site where there are no geographical boundaries.
5.1 Will development avoid the sterilisation of mineral resources?	0	Site is not located in a Minerals Safeguarding Area or a Minerals Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	Almost the entire site falls within an area of lower quality agricultural land (Grades 4 or 5).
5.3 Will it use previously developed land?	+?/-	A small proportion of the site will be located on previously developed land whilst the remainder will not. It is unknown whether the existing buildings will be retained.
5.4 Will it deliver or support allotments or community farms?	0	Development is not expected to lead to loss of allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	Almost the entire site is located within 200m of the M27 and an A road, both of which generate noise and air pollution.
6.2 Will development increase pollution?	0	Proposed development does not raise concerns about pollution.
7.1 Will the development provide additional or improved green infrastructure?	+?	The policy states that a landscape screen will be provided around the southern portion of the site. This may contribute to enhancing GI but this depends on the exact nature of the landscaping.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	A very small proportion of the site is subject to 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Non-coastal site.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)		
10.1 Could development negatively impact or lead to loss of an	0	There is potential for this site to have a negative effect on the Solent and Southampton Water SPA

Policy HE4, Land off Peewit Hill Close and Dodwell Lane		
SA Objective	HE4	Justification
internationally or nationally designated site (either alone or in combination)?		and Ramsar as this, along with a number of other developments, would drain into Badnum Creek. The policy states that a site level HRA would be required, which is expected to avoid any adverse effects.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	Development could further compromise the headwaters of Badnum Creek that feed a number of SINCs and ancient woodland gills. In avoiding any adverse effects on any European site, this policy would necessitate protection of Badnum Creek, as this leads to the Solent and Southampton Water SPA.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	The site is bordered by headwaters, stream and hedgerows, which could be degraded by development. There may also be adders using the site and there may also be priority habitats on the site.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	Part of the site is within the M27 PBL. In addition, the site is bordered by headwaters, stream and hedgerows
10.5 Will the development adversely affect ancient woodland?	0	Development is unlikely to have an adverse effect on ancient woodland.
11.1 Will the development affect TPO trees?	0	No TPO trees on site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There are no footpaths or cycle lanes that cross or run adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The policy states that a landscape screen will be provided around the southern portion of the site.
12.1 Will development adversely affect the separation of neighbouring settlements?	--	This site scored 'very poor' to 'average' in the EBC Countryside Gap Appraisal.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The site was assessed as having 'low sensitivity' to development in the EBS Landscape Sensitivity Appraisal.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	A locally listed building, Crofton House, lies adjacent to the site. Development could have an adverse effect on the setting of Crofton House.

Policy HE5, Land at Netley Firs, Kanes Hill, Hedge End

9.131 The Council did not identify any reasonable alternative sites for employment, other than this and the other employment sites allocated in the plan. The potential sustainability effects are as follows.

Policy HE5, Land at Netley Firs, Kanes Hill, Hedge End		
SA Objective	HE5	Justification
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	No housing is offered at the location.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	No housing is offered at the location.
2.1 Are community facilities (community hall or library) available locally?	-	The site is over 800m from a community hall and library.
2.2 Are health facilities available locally?	-	The site is located between 1,200m and 1,600m from a health facility.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not result in the loss of sports provision.
2.4 Is public open space available locally?	+	The site is located within 300m of the Kanes Hill Allotments and Netley Common open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no footpaths or cycle lanes that cross or run adjacent to the site.
3.1(a) Is the location close to a major rail station?	--	The site is over 1,400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is over 1,200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is over 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is over 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	0	Although the site is located over 1,000m from an employment centre, it will provide 1.8ha of additional employment floorspace.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	The site will provide 1.8ha of additional employment floorspace (use classes B1b, B1c or B2).
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The site will provide 1.8ha of additional employment floorspace.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site will be over 800m from any Town, District or Local Centres.
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is over 1,400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is over 1,200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is over 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is over 800m from a semi-frequent bus route.

Policy HE5, Land at Netley Firs, Kanes Hill, Hedge End		
SA Objective	HE5	Justification
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	0	Although the site is located over 1,000m from an employment centre, it will provide 1.8ha of additional employment floorspace.
4.5(b) Will employment development at the location be close to a major population centre?	++	Almost the entire site lies within a population centre (Southampton). The site also lies within 400m of another population centre (Hedge End).
4.6 Are health facilities available locally? (same score as 2.2)	-	The site is located between 1,200m and 1,600m from a health facility.
4.7 Are shopping and related services available locally?	--	The site is located more than 800m from shopping and related services.
4.8 Is the location close to a Primary school?	0	The northern half of the site is located between 600m and 800m from a primary school.
4.9 Is the location close to a Secondary school?	-	The site is located between 1,600m and 2,000m from a secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycle lanes that cross or run adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The M27 lies to the east of the site yet there are no crossing points to access the services and facilities beyond it. Despite this, key facilities and destinations (e.g. Southampton) can be found to the west of the site where there are no geographical boundaries.
5.1 Will development avoid the sterilisation of mineral resources?	-?	The entire site is located in a Minerals Safeguarding Area and a Minerals Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The entire site falls within an area of lower quality agricultural land (Grades 4 or 5).
5.3 Will it use previously developed land?	+?/-	A small proportion of the site will be located on previously developed land whilst the remainder will not. It is unknown whether the existing buildings will be retained.
5.4 Will it deliver or support allotments or community farms?	0	Development is not expected to lead to loss of allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The entire site is located within 200m of the M27 and adjacent to an A road, both of which generate noise and air pollution. However, the policy states that a noise impact assessment should inform the siting and design of the Gypsy, Traveller and Travelling Showpeople plots to minimise noise nuisance.
6.2 Will development increase pollution?	-?	Proposed development could provide additional industrial floorspace, which could have adverse effects on pollution.
7.1 Will the development provide additional or improved green infrastructure?	0?	The policy states that existing trees within the site shall be retained and protected as part of a landscape scheme for the site.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The site is subject to 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Non-coastal site.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site)		

Policy HE5, Land at Netley Firs, Kanes Hill, Hedge End		
SA Objective	HE5	Justification
allocations.)		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development is unlikely to negatively impact or lead to the loss of an internationally or nationally designated site (either alone or in combination).
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-	Development could have an adverse impact on Dumbleton's Copse SINC, Netley Hill Heath SINC and Netley Common SINC and LNR (either alone or in combination).
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	There is lowland heathland priority habitat present on the site.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	The entire site is located within the Netley & Bursledon Common PBA.
10.5 Will the development adversely affect ancient woodland?	0	Development is unlikely to have an adverse effect on ancient woodland.
11.1 Will the development affect TPO trees?	0?	There are three TPOs in the mid-western part of this site. However, the policy states that existing trees within the site shall be retained and protected as part of a landscape scheme for the site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There are no footpaths or cycle lanes that cross or run adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	The policy states that existing trees within the site shall be retained and protected as part of a landscape scheme for the site.
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	The site was not assessed in the EBC Countryside Gap Appraisal. However, development of the site would result in settlement coalescence between Southampton and Hedge End, although this is likely to be a minor effect, given that the site lies between an A road and a motorway.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0?	The site was not assessed in the EBS Landscape Sensitivity Appraisal. Development is expected to alter local landscape as it will urbanise the site, but effects are likely to be negligible given the existing nearby development and location between an A road and the motorway.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development would have a negligible effect on the historic environment.

Policy HE6, Hedge End Railway Station, Hedge End

9.132 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy HE6, Hedge End Railway Station, Hedge End	
SA Objective	HE6
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+
SA5: Protect and conserve natural resources	0
SA6: Reduce air, soil, water, light and noise pollution	+
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA Objectives

9.133 This policy is intended to give safer and easier access for passengers to use the railway, therefore having minor positive effects on SA objective 2: Community health. Improving the rail station, particularly to improve its capacity, is likely to enable more people to use rail services, encouraging a modal shift to more sustainable modes of transport, therefore having minor positive effects on SA objectives 4: Road traffic/ congestion, 6: Pollution and 8: Climate change mitigation.

Policy HE7, Land at Kanesh Hill, Hedge End

9.134 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy HE7, Land at Kanesh Hill, Hedge End	
SA Objective	HE7
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	?
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+?/-?
SA5: Protect and conserve natural resources	-?
SA6: Reduce air, soil, water, light and noise pollution	+?/-?
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+?/-?
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA Objectives

- 9.135 This policy allocates land for a new cemetery to serve Hedge End. The site is currently in use as allotments, therefore development would lead to a loss of this recreational resource and opportunity for local food growing. However, cemeteries are still considered to be open space and green infrastructure, therefore effects on SA objective 2: Community health is uncertain.
- 9.136 The site is on the other side of the motorway to the main urban area of Hedge End, which may reduce the accessibility of the site. However, the site is adjacent to a cycle route, therefore mixed minor positive and minor negative effects are identified against SA objectives 4: Road traffic/congestion, 6: pollution and 8: Climate change mitigation. In addition, the site is likely to be subject to noise and possibly air pollution from the M27.
- 9.137 The site consists partly of medium quality agricultural land, therefore having minor negative effects on SA objective 5: Natural resources.
- 9.138 Allocating the site for cemetery use is considered unlikely to change the perception of the site in the wider landscape context, negligible effects are expected with regards to SA objectives 12: Landscape and townscape and 13: Cultural heritage.

Policy WE1, Chalcroft Business Park

9.139 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy WE1, Chalcroft Business Park	
SA Objective	WE1
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	0
SA3: Develop a dynamic and diverse economy	++
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+/-
SA5: Protect and conserve natural resources	++
SA6: Reduce air, soil, water, light and noise pollution	-?
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+/-
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	-?
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

9.140 Policy WE1 is expected to have positive effects with regards to SA objective 3: Economy, as it is likely to allow growth of existing businesses and regeneration at Chalcroft Business Park. This may contribute to ensuring that uses at the business park can be flexible to meet local needs.

9.141 The far eastern boundary of the site is located approximately 1400m from Hedge End rail station and 800m from the Frist 8 semi-frequent bus route. The policy may generate more employment opportunities on the site, leading to an increase in people travelling to and from the site. Development of a new road to serve the park may ease congestion in other parts of the Borough, but may also make driving to the business park a more attractive transport prospect. As such, minor positive and minor negative effects have been recorded for SA objectives 4: Road traffic/congestion and 8: Climate change mitigation.

9.142 The policy is expected to help maximise use of previously developed land, therefore having potential significant positive effects against SA objective 5: Natural resources.

9.143 The policy will have a minor adverse but uncertain effect against SA objective 6 because it could lead to an increase in industrial floorspace (including use class B2). Industrial uses may lead to an increase in pollution, but this is uncertain as it depends on the industry. The site is also located within 200m of a railway line, which is a source of noise pollution for the site.

9.144 The policy scores a minor adverse but uncertain effect against SA objective 10 because although it lies adjacent to Chalcroft Business Park SINC and Round Copse SINC, the policy states that development should not adversely affect these SINC. The policy also requires a site level HRA to demonstrate that development would not lead to adverse effects on any European sites.

Policy WE2, Land adjoining the Chalcroft Business Park

9.145 The Council did not identify any reasonable alternative sites for employment, other than this and the other employment sites allocated in the plan. The potential sustainability effects are as follows.

Policy WE2, Land adjoining the Chalcroft Business Park		
SA Objective	WE2	Justification
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	Employment site, no effect.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	Employment site, no effect.
2.1 Are community facilities (community hall or library) available locally?	0	Employment site, no effect.
2.2 Are health facilities available locally?	0	Employment site, no effect.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not result in the loss of sports provision.
2.4 Is public open space available locally?	0	Development of this site would not result in the loss of open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no footpaths or cycle lanes that cross or run adjacent to the site.
3.1(a) Is the location close to a major rail station?	-	The site is located between 1,200m and 1,400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is over 1,200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is over 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The site is located between 400m and 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	0	Employment site, no effect.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	The site will provide 1.6ha of additional employment floorspace (use classes B1b, B1c and B8).
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Employment site, no effect.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site will be over 800m from any Town, District or Local Centres.
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	The site is located between 1,200m and 1,400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is over 1,200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is over 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The site is located between 400m and 800m from a semi-frequent bus route.

Policy WE2, Land adjoining the Chalcroft Business Park		
SA Objective	WE2	Justification
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	0	Employment site, no effect.
4.5(b) Will employment development at the location be close to a major population centre?	+	The site is located between 400m and 1,000m from two population centres (Southampton and Hedge End).
4.6 Are health facilities available locally? (same score as 2.2)	0	Employment site, no effect.
4.7 Are shopping and related services available locally?	0	Employment site, no effect.
4.8 Is the location close to a Primary school?	0	Employment site, no effect.
4.9 Is the location close to a Secondary school?	0	Employment site, no effect.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycle lanes that cross or run adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	--	A railway line is located along the southwestern edge of the site, yet there are no crossing points to access the services and facilities beyond it. There are also no footways from the site towards key facilities and destinations.
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Minerals Safeguarding Area or a Minerals Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The entire site falls within an area of medium quality agricultural land (Grades 3a or 3b).
5.3 Will it use previously developed land?	-	The site is not located on previously developed land.
5.4 Will it deliver or support allotments or community farms?	0	Development is not expected to lead to loss of allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The entire site is located within 200m of a noise generating railway line.
6.2 Will development increase pollution?	0	Proposed development does not raise concerns about pollution.
7.1 Will the development provide additional or improved green infrastructure?	+?	The policy states that a substantial landscape screen will be provided fronting Burnetts Lane, to help screen the development from the dwellings on the opposite side of the lane. This could contribute to GI, depending on the nature of the screen.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not located in Flood Zones 2 or 3, or within an area of surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Non-coastal site.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development is unlikely to negatively impact or lead to the loss of an internationally or nationally designated site (either alone or in combination).

Policy WE2, Land adjoining the Chalcroft Business Park		
SA Objective	WE2	Justification
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-?	on the site in proximity of the Chalcroft Business Park SINC and Round Copse SINC (either alone or in combination). Whilst, the policy states that development should not have a negative impact on the Chalcroft Business Park SINC, it does not specify this for the Round Copse SINC.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	?	Insufficient information is available to assess this.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	Approximately half of the site is located within the PBL surrounding the railway line.
10.5 Will the development adversely affect ancient woodland?	0	Development is unlikely to have an adverse effect on ancient woodland.
11.1 Will the development affect TPO trees?	?	It is unknown whether there are TPOs within this site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There are no footpaths or cycle lanes that cross or run adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The policy states that a substantial landscape screen will be provided fronting Burnetts Lane, to help screen the development from the dwellings on the opposite side of the lane.
12.1 Will development adversely affect the separation of neighbouring settlements?	0	The site was not assessed in the EBC Countryside Gap Appraisal. However, development of the site is not expected to result in settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0?	The site was not assessed in the EBS Landscape Sensitivity Appraisal, however effects are likely to be negligible given that the site represents a small extension to the existing employment site.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development would have a negligible effect on the historic environment.

Policy WE3, Land west of Tollbar Way and south of Berrywood Business Park, Hedge End

9.146 The Council did not identify any reasonable alternative sites for employment, other than this and the other employment sites allocated in the plan. The potential sustainability effects are as follows.

Policy WE3, Land west of Tollbar Way and south of Berrywood Business Park, Hedge End		
SA Objective	WE3	Justification
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	Employment site, no effect.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	Employment site, no effect.
2.1 Are community facilities (community hall or library) available locally?	0	Employment site, no effect.

Policy WE3, Land west of Tollbar Way and south of Berrywood Business Park, Hedge End		
SA Objective	WE3	Justification
2.2 Are health facilities available locally?	0	Employment site, no effect.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not result in the loss of sports provision.
2.4 Is public open space available locally?	0	Development of this site would not result in the loss of open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A cycle paths runs adjacent to the eastern edge of the site.
3.1(a) Is the location close to a major rail station?	0	The site is located between 800m and 1,200m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is over 1,200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is over 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The site lies adjacent to a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	0	Employment site, no effect.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	The site will provide 0.8ha of additional employment floorspace (use classes B1b, B1c and B2).
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Employment site, no effect.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4.1 Is the location close to a major rail station? (same score as 3.1a)	0	The site is located between 800m and 1,200m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is over 1,200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is over 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The site lies adjacent to a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	0	Employment site, no effect.
4.5(b) Will employment development at the location be close to a major population centre?	+	The site is located within 400m of two population centres (Southampton and Hedge End).
4.6 Are health facilities available locally? (same score as 2.2)	0	Employment site, no effect.
4.7 Are shopping and related services available locally?	0	Employment site, no effect.
4.8 Is the location close to a Primary school?	0	Employment site, no effect.
4.9 Is the location close to a Secondary school?	0	Employment site, no effect.

Policy WE3, Land west of Tollbar Way and south of Berrywood Business Park, Hedge End		
SA Objective	WE3	Justification
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A cycle paths runs adjacent to the eastern edge of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers between the site and key facilities/destinations.
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Minerals Safeguarding Area or a Minerals Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	Over half of the site falls within an area of high quality agricultural land (Grades 1 or 2) whilst the remainder falls within an area of medium quality agricultural land (Grades 3a or 3b).
5.3 Will it use previously developed land?	-	The site is consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	0	Development is not expected to lead to loss of allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site does not fall within an AQMA and is unlikely to be affected by significant noise generating uses.
6.2 Will development increase pollution?	-?	Proposed development could provide additional industrial floorspace, which could have adverse effects on pollution.
7.1 Will the development provide additional or improved green infrastructure?	+?	The policy states that the hedgerow fronting Tollbar Way will be retained and reinforced with additional landscape planting.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	The site falls within Flood Zone 3 and is subject to 'intermediate' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Non-coastal site.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	The southern half of the site falls within 300m of Moorgreen Meadows SSSI. As such, development could negatively impact the nationally designated site (either alone or in combination).
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development is unlikely to negatively impact or lead to the loss of a locally designated biodiversity site (either alone or in combination).
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	?	Insufficient information is available to asses this.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	Almost the entire site falls within the Chalcroft PBL.
10.5 Will the development adversely affect ancient woodland?	0	Development is unlikely to have an adverse effect on ancient woodland.

Policy WE3, Land west of Tollbar Way and south of Berrywood Business Park, Hedge End		
SA Objective	WE3	Justification
11.1 Will the development affect TPO trees?	-?	Yes – TPO 94-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A cycle paths runs adjacent to the eastern edge of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The policy states that the hedgerow fronting Tollbar Way will be retained and reinforced with additional landscape planting.
12.1 Will development adversely affect the separation of neighbouring settlements?	0?	The site was not assessed in the EBC Countryside Gap Appraisal. However, development of the site is not expected to result in settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0?	The site was not assessed in the EBS Landscape Sensitivity Appraisal, although given the small size of the site and the existing business park adjacent to the site, development is expected to have negligible effects.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Policy WE4, Land at Ageas Bowl and Tennis Centre, Botley Road, West End

9.147 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy WE4, Land at Ageas Bowl and Tennis Centre, Botley Road, West End	
SA Objective	WE4
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	+
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+/-
SA5: Protect and conserve natural resources	--?
SA6: Reduce air, soil, water, light and noise pollution	+/-
SA7: Plan for the anticipated levels of climate change	-?
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+/-
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	-?
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+

Policy WE4, Land at Ageas Bowl and Tennis Centre, Botley Road, West End	
SA Objective	WE4
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+?/-?

Description of effects in relation to SA Objectives

- 9.148 This policy requires development to include improvements to facilities for pedestrians, cyclists and public transport, which may encourage people to travel to the site by sustainable and active modes of transport, as well as enhancing the safety of cyclists and pedestrians. Measures such as restricting floodlighting are also expected to protect the amenity of nearby homes and further development of sports facilities may encourage local people to be more active. These factors are likely to lead to minor positive effects with regards to SA objectives 2: Community health; 4: Road traffic/ congestion; 6: Pollution; and 8: Climate change mitigation. For SA objectives 4, 6 and 6, this minor positive effects is mixed with a minor negative effect, as development of additional facilities at the site could encourage more visitors, at least some of which are likely to travel to the site by private car (or equivalent).
- 9.149 Allowing reasonable additional development at the site is expected to have a minor positive effect on the site's economic performance and could lead to creation of a small number of jobs, therefore resulting in minor positive effects against SA objective 3: Economy.
- 9.150 The site earmarked for potential future development is partly within a Mineral Consultation Area and within an area of high quality agricultural land, resulting in significant negative effect for SA objective 5: Natural resources. However, it is uncertain whether this land could be practically used for agriculture or minerals extraction.
- 9.151 An area of the site is at 'less' risk of surface water flooding. The policy does not include requirements to manage flood risk on site, but states that proposals must ensure that surface water drainage will not increase flood risk downstream and within the river corridor.
- 9.152 The site earmarked for potential future development is adjacent to Telegraph Woods SINC and Netley and Bursledon Commons PBA. This policy could have minor negative effects on these sites and the species within them through increasing noise and light pollution at the site. However, these are uncertain as the policy states that there will be no adverse impacts on the SINC 'where contributions will be required towards its maintenance'.
- 9.153 Minor positive effects are expected with regards to SA objective 12: Landscape and townscape, as the policy specified that any new buildings should be appropriate to the green and open character of the area and should be seen in the context of the wider landscape setting. The policy also seeks to minimise adverse impacts on character that may be caused by additional floodlighting.
- 9.154 The site is adjacent to Hickley Wood hillfort, which could be adversely impacted by development, although this depends on the nature of development. However, the measures in this policy to minimise landscape impacts of development could act to maintain the setting of this archaeological feature.

Policy BO1, Land south of Maddoxford Lane and east of Crows Nest Lane

- 9.155 This policy allocates a greenfield site.

Policy BO1, Land south of Maddoxford Lane and east of Crows Nest lane (site 19 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support	?	?	No change.

Policy BO1, Land south of Maddoxford Lane and east of Crows Nest lane (site 19 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
housing?			
2.1 Are community facilities (community hall or library) available locally?	-	-	No change.
2.2 Are health facilities available locally?	0	0	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	0	0	No change.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	+	Policy BO1 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
3.1(a) Is the location close to a major rail station?	-	-	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	--	--	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	--	--	No change.
3.1 (e) Is the location close to a major employment centre?	--	--	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	0	No change.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	-	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	--	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	--	No change.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	--	--	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.

Policy BO1, Land south of Maddoxford Lane and east of Crows Nest lane (site 19 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
4.6 Are health facilities available locally? (same score as 2.2)	0	0	No change.
4.7 Are shopping and related services available locally?	--	--	No change.
4.8 Is the location close to a Primary school?	-	-	No change.
4.9 Is the location close to a Secondary school?	-	-	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy BO1 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	-	No change.
5.1 Will development avoid the sterilisation of mineral resources?	-?	-?	No change.
5.2 Will it result in the loss of higher grade agricultural land?	--	--	No change.
5.3 Will it use previously developed land?	-	-	No change.
5.4 Will it deliver or support allotments or community farms?	+	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	-?	The July 2017 EBC officer assessment of SA 6.2 recognised the potential for adverse noise effects on a residential allocation from Maddoxford Lane, the railway and the Botley By Pass. This should have been recorded against SA 6.1 not SA6.2. The 'site only' score has been amended to correct this. Policy BO1 does not set out noise mitigation.
6.2 Will development increase pollution?	-?	0	Whilst the July 2017 EBC officer assessment of SA 6.2 did not identify any likely increases in pollution from development of this site, it is now recognised that development may lead to decreased water quality in Ford Lake. As such, the 'site only' score should remain as a minor negative despite the correction noted under SA 6.1. Policy BO1 requires water quality and flows into Ford Lake to be preserved and provision of a connection to the sewerage system at the nearest point, providing adequate mitigation of this potential negative effect.
7.1 Will the development provide additional or improved green infrastructure?	0	0	No change.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	0	No change.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			

Policy BO1, Land south of Maddoxford Lane and east of Crows Nest lane (site 19 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	0	Policy BO1 requires water quality and flows into Ford Lake to be preserved, and the avoidance or mitigation of impacts on habitats and species.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-	0	Policy BO1 requires 20m buffers adjacent to the SINC to maintain hydrological flows and extend habitat. It also requires development to ensure that impacts on habitat and species are avoided or mitigated.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	+	Policy BO1 requires the avoidance or mitigation of adverse impacts on habitats or species and states that development should ensure a net gain in biodiversity. It also states that existing boundary hedgerows should be retained and reinforced.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-	0	Policy BO1 requires that routes remain open within the Railway PBL for wildlife dispersal.
10.5 Will the development adversely affect ancient woodland?	0	0	No change.
11.1 Will the development affect TPO trees?	0	0	No change.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy BO1 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	0	No change.
12.1 Will development adversely affect the separation of neighbouring settlements?	?	-?	The updated Gap Appraisal assessed this site as having average potential for development with regards to avoiding settlement coalescence. However, the effect is uncertain as Policy BO1 states that development should be designed and landscaped to provide an appropriate settlement edge, which may help to lessen future risk of coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	?	0	The updated Landscape Appraisal assessed this site as having low sensitivity to development.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	0	No change.

Policy BO2, Land west of Uplands Farm, Botley

9.156 This policy allocates a greenfield site.

Policy BO2, Land west of Uplands Farm, Botley (previously site 20)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	The site has the potential to provide up to 375 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	+	Policy DM31 requires provision of accessible and adaptable dwellings in developments of 40 residential units and above.
2.1 Are community facilities (community hall or library) available locally?	0	0	No change.
2.2 Are health facilities available locally?	++	++	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	+	++	Policy BO2 requires development to provide on-site public open space and play areas.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	+	Policy BO2 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
3.1(a) Is the location close to a major rail station?	+	+	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	--	--	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	--	--	No change.
3.1 (e) Is the location close to a major employment centre?	-	-	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	+	Policy BO2 requires the provision of approximately 6,000 square metres of new employment floorspace.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	0	Policy BO2 requires the provision of approximately 6,000 square metres of new employment floorspace. We have assumed that any land suitable for employment purposes is that which has been allocated for this use.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	+	+	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	--	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as	--	--	No change.

Policy BO2, Land west of Uplands Farm, Botley (previously site 20)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
3.1d)			
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	-	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	++	++	No change.
4.7 Are shopping and related services available locally?	++	++	No change.
4.8 Is the location close to a Primary school?	++	++	No change.
4.9 Is the location close to a Secondary school?	0	0	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	+	Policy BO2 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	+	No change.
5.1 Will development avoid the sterilisation of mineral resources?	-?	0?	Policy BO2 requires consideration of the potential for extraction of part of the site affected by minerals safeguarding which may allow minerals to be extracted prior to development.
5.2 Will it result in the loss of higher grade agricultural land?	--	--	No change.
5.3 Will it use previously developed land?	-	-	No change.
5.4 Will it deliver or support allotments or community farms?	+?	+	Policy BO2 requires the retention or re-provision of existing allotments and the provision and layout of land in an acceptable location for additional allotments.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	0	The July 2017 EBC officer assessment of SA 6.2 recognised the potential for adverse noise effects on a residential allocation from Winchester Street, the railway and the Botley By Pass. This should have been recorded against SA 6.1 not SA6.2. The assessment of SA6.1 identified potential noise impact from the railway and so the 'site only' score will remain the same despite the correction. Policy BO2 requires an acceptable noise environment for new homes through appropriate siting and mitigation.
6.2 Will development increase pollution?	-?	0	Whilst the July 2017 EBC officer assessment of SA 6.2 did not identify any likely increases in pollution from development of this site, it is now recognised that development may lead to decreased water quality in the River Hamble. As such, the 'site only' score should remain as a minor negative despite the correction noted under SA 6.1. Policy BO2 requires water quality and flows into the River Hamble to be preserved and provision of a connection to the sewerage system at the nearest point, providing adequate mitigation of this potential negative effect.

Policy BO2, Land west of Uplands Farm, Botley (previously site 20)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
7.1 Will the development provide additional or improved green infrastructure?	0	+	Policy BO2 requires development to provide on-site public open space and play areas.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	--?	No change.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	0	Policy BO2 requires water quality and flows into the River Hamble to be preserved, and 20m buffers to the River. The policy also requires that adverse impacts on habitats and species be avoided or mitigated.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-	0	Policy BO2 requires 20m buffers adjacent to the Botley Mill SINC. It also requires development to ensure that impacts on habitat and species are avoided or mitigated. EBC has confirmed that development will not result in loss of woodland.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	+	Policy BO2 requires the avoidance or mitigation of adverse impacts on habitats or species protected by legislation or identified as being of principal importance and states that development should ensure a net gain in biodiversity.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	0	Policy BO2 requires that routes remain open within the Railway PBL for wildlife dispersal.
10.5 Will the development adversely affect ancient woodland?	0	0	No change.
11.1 Will the development affect TPO trees?	0	0	No change.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	+	Policy BO2 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	+	Policy BO2 requires development to provide on-site public open space and play areas.
12.1 Will development adversely affect the separation of neighbouring settlements?	-	-	No change.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	0	No change.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for	-?	0	Policy BO2 requires development to protect heritage assets within the site and provide an enhanced setting for these assets and for the Conservation Area to the east.

Policy BO2, Land west of Uplands Farm, Botley (previously site 20)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
heritage?			

Policy BO3, Land east of Kings Copse Avenue and east of Tanhouse Lane

9.157 This policy allocates a greenfield site.

Policy BO3, Land east of Kings Copse Avenue and east of Tanhouse Lane (site 21 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	+?	Policy DM31 requires provision of accessible and adaptable dwellings in developments of 40 residential units and above.
2.1 Are community facilities (community hall or library) available locally?	+	+	No change.
2.2 Are health facilities available locally?	0	0	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	--	++	Policy BO3 requires development to provide on-site public open space and play areas to serve the development.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	+	Policy BO3 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
3.1(a) Is the location close to a major rail station?	--	--	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	--	--	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	--	--	No change.
3.1 (e) Is the location close to a major employment centre?	-	--	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	0	No change.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.

Policy BO3, Land east of Kings Copse Avenue and east of Tanhouse Lane (site 21 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	--	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	--	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	--	No change.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	-	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	0	0	No change.
4.7 Are shopping and related services available locally?	--	--	No change.
4.8 Is the location close to a Primary school?	++	++	No change.
4.9 Is the location close to a Secondary school?	0	0	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy BO2 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
4.11 Are there Geographical barriers between the location and key facilities/destinations?	+	+	No change.
5.1 Will development avoid the sterilisation of mineral resources?	-?	-?	No change.
5.2 Will it result in the loss of higher grade agricultural land?	--	--	No change.
5.3 Will it use previously developed land?	-	-	No change.
5.4 Will it deliver or support allotments or community farms?	+	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	0	The July 2017 EBC officer assessment of SA 6.2 recognised the potential for adverse noise effects on a residential allocation from Heath House Lane, Pylands By Pass and the Botley By Pass. This should have been recorded against SA 6.1 not SA6.2. The 'site only' score has been amended to correct this. Policy BO3 requires an acceptable noise environment for new homes through appropriate siting and noise mitigation, providing adequate mitigation of this potential negative effect.
6.2 Will development increase pollution?	-?	0	Whilst the July 2017 EBC officer assessment of SA 6.2 did not identify any likely increases in pollution from development of this site, it is now recognised that development may lead to decreased water quality in the Hedge End Stream. As such, the 'site

Policy BO3, Land east of Kings Copse Avenue and east of Tanhouse Lane (site 21 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
			only' score should remain as a minor negative despite the correction noted under SA 6.1. Policy BO3 requires water quality and flows into the Hedge End Stream to be preserved and provision of a connection to the sewerage system at the nearest point, providing adequate mitigation of this potential negative effect.
7.1 Will the development provide additional or improved green infrastructure?	-?	+	Policy BO3 requires development to provide on-site public open space and play areas to serve the development.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	0	Policy BO3 requires development to avoid areas of the site at risk of flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	0	Policy BO3 requires water quality and flows into the Hedge End Stream to be preserved. The policy also requires that adverse impacts on habitats and species be avoided or mitigated.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-	0	Policy BO3 requires 20m buffers to Tanhouse Meadow SINC and Manor Farm LNR. It also requires development to ensure that impacts on habitat and species are avoided or mitigated.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	+	Policy BO3 requires the retention of, and a 5m buffer either side of all mature hedgerows, as well as the avoidance or mitigation of adverse impacts on habitats or species. It states that development should ensure a net gain in biodiversity.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	0	No change.
10.5 Will the development adversely affect ancient woodland?	0	0	No change.
11.1 Will the development affect TPO trees?	0	0	No change.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	+	Policy BO3 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	+	Policy BO3 requires development to provide on-site public open space and play areas to serve the development.
12.1 Will development adversely affect the separation of neighbouring settlements?	0	0	No change.
12.2 Will it protect the character of the countryside, coast, towns and/or	0	0	No change.

Policy BO3, Land east of Kings Copse Avenue and east of Tanhouse Lane (site 21 in Table 8.1)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
villages, including views and settings?			
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	0	No change.

Policy BO4, Land north of Myrtle Cottage Winchester Road

9.158 This policy allocates a greenfield site.

Policy BO4, Land north of Myrtle Cottage Winchester Road (previously site 42)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	++	No change.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	?	No change.
2.1 Are community facilities (community hall or library) available locally?	-	-	No change.
2.2 Are health facilities available locally?	-	-	No change.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	0	No change.
2.4 Is public open space available locally?	0	0	No change.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	+	Policy BO4 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
3.1(a) Is the location close to a major rail station?	+	+	No change.
3.1 (b) Is the location close to a minor rail station?	--	--	No change.
3.1 (c) Is the location close to a frequent bus route?	--	--	No change.
3.1 (d) Is the location close to a semi-frequent bus route?	-	-	No change.
3.1 (e) Is the location close to a major employment centre?	-	-	No change.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	-	No change.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for	0	0	No change.

Policy BO4, Land north of Myrtle Cottage Winchester Road (previously site 42)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
employment purposes?			
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	0	No change.
4.1 Is the location close to a major rail station? (same score as 3.1a)	+	+	No change.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	--	No change.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	--	No change.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	-	No change.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	-	No change.
4.5(b) Will employment development at the location be close to a major population centre?	0	0	No change.
4.6 Are health facilities available locally? (same score as 2.2)	-	-	No change.
4.7 Are shopping and related services available locally?	--	--	No change.
4.8 Is the location close to a Primary school?	-	-	No change.
4.9 Is the location close to a Secondary school?	0	0	No change.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	+	Policy BO4 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	-	No change.
5.1 Will development avoid the sterilisation of mineral resources?	0	0	No change.
5.2 Will it result in the loss of higher grade agricultural land?	-	-	No change.
5.3 Will it use previously developed land?	++	++	No change.
5.4 Will it deliver or support allotments or community farms?	+?	-	Allocation policies now identify which sites will contribute to allotment provision; no such provision is included for this site.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	0	The assessment of SA 6.1 recognised potential for adverse noise effects on a residential allocation from the B3354. Policy BO4 requires an acceptable noise environment for new homes through appropriate siting and noise mitigation measures.
6.2 Will development increase pollution?	--?	0	While the assessment of SA 6.2 only recognised likely increases in air pollution from development of this site, it is now recognised that development may lead to decreased water quality. As such, the

Policy BO4, Land north of Myrtle Cottage Winchester Road (previously site 42)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
			'site only' score should be changed to a significant negative. Policy BO4 requires water quality and flows to be preserved, providing adequate mitigation of this potential negative effect.
7.1 Will the development provide additional or improved green infrastructure?	0	0	No change.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	0	No change.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	0	No change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)			
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)			
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	0	No change.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	0	No change.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	+	Policy BO4 requires the avoidance or mitigation of adverse impacts on habitats or species. It states that development should ensure a net gain in biodiversity.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	0	Policy BO4 requires the avoidance or mitigation of adverse impacts on habitats and species as well as the maintenance and reinforcement of existing boundary hedgerows.
10.5 Will the development adversely affect ancient woodland?	0	0	No change.
11.1 Will the development affect TPO trees?	0	0	No change.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	+	Policy BO4 requires development to provide pedestrian and cycle links both within the site and to the surrounding area.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	0	No change.
12.1 Will development adversely affect the separation of neighbouring settlements?	0	0	No change.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	0	No change.
13.1 Will the development protect and enhance listed buildings and their	0	0	No change.

Policy BO4, Land north of Myrtle Cottage Winchester Road (previously site 42)			
SA Objective	Site only	Site with policy	Justification for changes to 'site only' assessment
settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?			

Policy BO5, Botley bypass

9.159 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy BO5, Botley bypass	
SA Objective	BO5
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	+/-?
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+
SA5: Protect and conserve natural resources	--?
SA6: Reduce air, soil, water, light and noise pollution	+
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	--?
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+/-
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	+/-

Description of effects in relation to SA Objectives

9.160 The proposed bypass route cuts across an existing footpath from Botley to Maddoxford Lane. It is expected that this footpath will be re-routed, although this may discourage use of the footpath, resulting in minor negative uncertain effects for SA objective 2: Community health. These are likely to be combined with minor positive effects, as the bypass is intended to reduce traffic and congestion within Botley village, therefore improving the amenity of local residents and reducing air pollution.

9.161 This policy is likely to have minor positive effects on road traffic / congestion (SA objective 4), pollution (SA objective 6) and climate change mitigation (SA objective 8) by reducing congestion.

- 9.162 The bypass will pass through Mineral Safeguarding Areas, Mineral Consultation Areas and high and medium quality agricultural land, therefore it could have a significant positive effect on SA objective 5: Natural resources.
- 9.163 The proposed route crosses the River Hamble, which flows into the Solent and Southampton Water SPA, Ramsar site and SSSI and therefore could have significant negative effects on these. As the policy specifies that a site level HRA will be required to demonstrate that the road can be delivered without adverse effects on any European site. In addition, the route passes through Botley Mill Woodland SINC and Sherecroft Farm Meadow SINC, therefore it could have significant negative effects with regards to SA objective 10: biodiversity and geodiversity. However, it is assumed that the route is indicative and the measures implemented to prevent a significant adverse effect on European sites may also act to mitigate some of the effects on the SINCs, therefore the effect is uncertain. The route also passes through the Railway PBL and the Hamble Valley BOA.
- 9.164 Whilst development of a new road in the countryside is likely to have a negative effect on SA objective 12: Landscape and townscape, this effects is expected to be minor as the route lies in a small area of rural land between existing development at Botley and the railway line, which are likely to soften its landscape implications. The road could also have minor positive effects on the Botley townscape, given that it is intended to reduce traffic and congestion in the village.
- 9.165 The route could result adversely affect the setting of some heritage assets, particularly the listed buildings at Uplands Farm. The route also passes through the Botley/Winchester Road conservation area. In addition, the supporting text states that there is potential for unidentified archaeology of prehistoric and Roman date along the route of the bypass, which could be adversely affected by development of the bypass. However, reducing the amount of traffic passing through Botley could have a positive impact on the settings of listed buildings and the conservation area in the village. As such, mixed minor positive and minor negative effects are expected with regards to SA objective 13: Cultural heritage.

Policy BO6, Junction improvement, Botley road/Bubb Lane roundabout (Denhams Corner)

- 9.166 The Council did not identify any reasonable alternatives to this policy. The potential sustainability effects are as follows.

Policy BO6, Junction improvement, Botley Road/Bubb Lane roundabout (Denham's Corner)	
SA Objective	BO6
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0
SA2: Safeguard and improve community health, safety and wellbeing	+
SA3: Develop a dynamic and diverse economy	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+
SA5: Protect and conserve natural resources	-?
SA6: Reduce air, soil, water, light and noise pollution	+
SA7: Plan for the anticipated levels of climate change	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+

Policy BO6, Junction improvement, Botley Road/Bubb Lane roundabout (Denham's Corner)	
SA Objective	BO6
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	-?
SA11: Enhance the Borough's multifunctional green infrastructure networks	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0

Description of effects in relation to SA Objectives

- 9.167 Policy BO6 is likely to have minor positive effects on community health (SA objective 2), road traffic / congestion (SA objective 4), pollution (SA objective 6) and climate change mitigation (SA objective 8) through reduced congestion at junctions.
- 9.168 The junction improvements could lead to loss of medium quality agricultural land, therefore having minor negative uncertain effects for SA objective 5. The Chalcroft PBL is located at the north west of the junction and also runs along Botley Road and part of Winchester Road. Widening of the roundabout and approach could adversely affect the function of this as a biodiversity corridor, therefore minor negative uncertain effects are recorded against SA objective 10: biodiversity and geodiversity.

Policy BO7 Botley Mill

- 9.169 The Council did not identify any reasonable alternatives to this policy. The policy supports sympathetic development at Botley Mill, which could be for housing or employment use (or both), but as it is not an allocation as such, there is a lot of uncertainty in the following assessment. The potential sustainability effects are as follows.

Policy BO7, Botley Mill		
SA Objective	BO7	Justification
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+	This site could provide additional housing but the use of the site is not defined in the policy.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	It is unknown whether this site would provide other elements of identified housing need.
2.1 Are community facilities (community hall or library) available locally?	+	The site is within 400m of Market Hall, which would lead to a minor positive effect if the site were to be developed for housing.
2.2 Are health facilities available locally?	+	The site is just over 400m from Botley Health Care Centre, which would lead to a minor positive effect if the site were to be developed for housing.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is within 300m of Kanes Hill Allotments, which would lead to a minor positive effect if the site were to be developed for housing.

Policy BO7, Botley Mill		
SA Objective	BO7	Justification
2.5 Can the location readily be connected to the existing cycle and footpath network?	-?	No footpaths or cycleways cross or are adjacent to this site. However, the policy requires provision of pedestrian links to the centre of Botley.
3.1(a) Is the location close to a major rail station?	+	The site is within 401-800m of Botley rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-?	The site is not within 1,000m of a major employment centre, which would lead to a minor negative effect if the site were to be developed for housing.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+?	The site could be developed for employment uses.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-?	If this site is developed for housing, it would result in loss of land suitable for employment purposes.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	+?	Depending on the type of development at the site, it would increase commercial uses and/or other facilities in Botley village centre.
4.1 Is the location close to a major rail station? (same score as 3.1a)	+	The site is within 401-800m of Botley rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-?	The site is not within 1,000m of a major employment centre, which would lead to a minor negative effect if the site were to be developed for housing.
4.5(b) Will employment development at the location be close to a major population centre?	++?	This site is within the major population centre of Hedge End, therefore would have significant positive effects if allocated for employment uses.
4.6 Are health facilities available locally? (same score as 2.2)	+?	The site is just over 400m from Botley Health Care Centre, which would lead to a minor positive effect if the site were to be developed for housing.
4.7 Are shopping and related services available locally?	++?	The site is located in Botley village centre and could be developed for new shopping and related facilities.
4.8 Is the location close to a Primary school?	++?	The site is within 400m of Botley Church of England Primary School, which would lead to a positive effects if the site were to be developed for housing.

Policy BO7, Botley Mill		
SA Objective	BO7	Justification
4.9 Is the location close to a Secondary school?	--?	The site is further than 2,000m from a secondary school, which would lead to a negative effects if the site were to be developed for housing.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-?	No footpaths or cycleways cross or are adjacent to this site. However, the policy requires provision of pedestrian links to the centre of Botley.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no barriers to key destinations from this site.
5.1 Will development avoid the sterilisation of mineral resources?	0	This site consists of previously developed land.
5.2 Will it result in the loss of higher grade agricultural land?	0	This site consists of previously developed land.
5.3 Will it use previously developed land?	+	This site consists of previously developed land.
5.4 Will it deliver or support allotments or community farms?	-?	It is not expected that development at this location would make a contribution towards allotments or community farms.
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	--?	This site is located adjacent to the High Street Botley AQMA and the A334 (which partly includes the AQMA).
6.2 Will development increase pollution?	0	As the policy states that development must enable the preservation, restoration and future maintenance of buildings and should not harm the nature conservation value of the River Hamble, it is assumed that development would not increase pollution.
7.1 Will the development provide additional or improved green infrastructure?	0	Development would not result in loss of existing GI.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	As a former mill, this site is located next to the River Hamble and is within Flood Zone 3 and at risk of surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions. (Not applicable to residential/employment site allocations.)		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste. (Not applicable to residential/employment site allocations.)		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	This site is located adjacent to the River Hamble, which flows into the Solent and Southampton Water SPA, Ramsar site and SSSI. However, the policy states that development will not harm the nature conservation of the River Hamble. This, along with the HRA process, is expected to ensure that development does not result in adverse effects on the integrity of these designated sites.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development is not expected to affect locally designated sites.

Policy BO7, Botley Mill		
SA Objective	BO7	Justification
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	?	Insufficient information available to assess this.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0?	The site is adjacent to the Hamble Estuary PBA and Hamble Valley Biodiversity Opportunity Area. These are considered unlikely to be affected by development given that the policy requires protection of nature conservation of the River Hamble.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11.1 Will the development affect TPO trees?	?	It is unknown whether there are any TPO trees on this site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-?	No footpaths or cycleways cross or are adjacent to this site. However, the policy requires provision of pedestrian links to the centre of Botley.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development would not result in loss of existing GI.
12.1 Will development adversely affect the separation of neighbouring settlements?	0	As this site is already developed, development will not have an effect on the separation of neighbouring settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	+	Given that development would be required to preserve and restore the buildings and their setting, development is likely to have a positive effect on the local townscape.
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	++	Development would be required to preserve, restore and enhance the historic buildings at this site and their settings.

10 Cumulative effects of the Publication Draft Local Plan

Introduction

- 10.1 Preceding sections of this SA Report have described the likely effects of the individual policies and site allocations set out in the Proposed Submission Local Plan prepared by Eastleigh Borough Council. This section brings together these effects of the separate elements to describe the likely cumulative effects.
- 10.2 Under each of the SA objectives below, a summary is provided of the cumulative effects of the Proposed Submission Local Plan in relation to each SA objective. This draws on the summaries of SA scores for the Local Plan policies in **Table 10.1** and allocated residential, employment and Gypsy and Traveller sites in **Table 10.2**. Note that the following policies that are not included in either **Table 10.1** or **Table 10.2**, as they were not assessed as they already have permission and/or are under construction:
- FO2, Land North of Mortimers Lane.
 - BU6, Land adjacent to Woodleigh, Windmill Lane, Bursledon.
 - E2, Land at Woodside Avenue, Eastleigh.
 - Sites allocated through Policy DM24, Housing sites and mixed use sites including housing with planning permission.
- 10.3 The summary also describes ways in which any significant negative effects of the Proposed Submission Local Plan may be mitigated by other policies within the Local Plan. Similarly, where an allocated site was the subject of a site-specific policy, the score awarded to the policy was referenced rather than that awarded to standalone site as the site specific policy provisions were taken into consideration to arrive at an adjusted score for such sites.

SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs

- 10.4 Housing allocation policies are almost all expected to have a significant positive effect on this objective, as almost all are expected to provide more than 14 dwellings. In particular, the Strategic Growth Option is expected to provide 5,200 dwellings. The only significant negative effect relates to Dumbleton's Copse / Pinewood Park, allocated in Policy DM25. This is due to the fact that this site will not provide affordable housing, but the main purpose of this housing allocation is to fund management of the woodland, rather than to make a significant contribution to the housing target. The Vision for the plan includes 'delivering an adequate supply of housing', which will be achieved through a number of policies. As such, **cumulative significant positive effects** are expected with regards to SA objective 1.

SA2: Safeguard and improve community health, safety and wellbeing

- 10.5 Most aspects of the plan are expected to have generally positive effects on community health. There are a number of policies that are likely to encourage residents to engage in recreational activity, including requirements to protect, enhance and provide new recreation and open space facilities, including provision of a new country park (Policies DM34, DM35, DM36, BU8, HO1, E10 and E11). The Local Plan also encourages improved pedestrian and cycle connectivity in the Borough, through Strategic Policy S12 (Transport Infrastructure), as well as requirements for development proposals to include connectivity or improvements to existing walking and cycling infrastructure. These are also likely to be strengthened when acting in combination with the

Hampshire Local Transport Plan, Eastleigh Borough Walking and Cycling Strategies and the PUSH green infrastructure (GI) Strategy.

- 10.6 Outdoor recreation and active travel may be further encouraged by creating attractive places and street scenes. The plan includes a number of policies for regeneration of urban areas, as well as requiring new development to be of a high quality design, which may encourage more people to be active.
- 10.7 Another aspect of health is the provision of, access to and capacity of medical facilities. Distance from a GP surgery accounted for many of the significant negative effects identified against the housing allocations. Figures regarding current capacity and needs for expansion are not known, but the potential provision of new GP surgeries and/or expansion of Stokewood Surgery proposed through Policy S5 should go some way to addressing the increased demand generated from the SGO. However, capacity and access issues may remain in other parts of the Borough.
- 10.8 Overall, **cumulative mixed significant positive and minor negative effects** are expected with regards to health. Significant positive effects relate to provision of opportunities for recreation, whilst the minor negative effects relate to the fact that a smaller number of homes will be built in areas with poor access to existing healthcare facilities.

SA3: Develop a dynamic and diverse economy

- 10.9 Most of the policies that do not allocate sites (see **Table 10.1**) are expected to have positive effects on this objective, whereas many of the site allocation policies (see **Table 10.2**) have negative effects, due to the current lack of sustainable modes of transport from these sites to employment opportunities. However, many sites are within walking distance of at least one rail station or frequent/semi-frequent bus route and routes may change over time to respond to the amount of development in an area. Other policies in the plan require development proposals to contribute to public transport improvements, including Policy DM13 (General development criteria – Transport) and Strategic Policy S12 (Transport Infrastructure), which are likely to go some way to mitigating this.
- 10.10 Overall, the plan is expected to safeguard existing employment sites and deliver substantial new employment space to meet and exceed forecast future demand. This includes delivering the sub-regionally important Southampton Airport Economic Gateway site at Eastleigh Riverside. In addition, the plan includes many regeneration policies, which are expected to enhance the economic output of these areas through land use efficiency, ensuring appropriate uses in appropriate places, and revitalising Eastleigh town centre.
- 10.11 Overall, a **cumulative significant positive effect** is expected with regards to SA objective 3.

SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice

- 10.12 The Local Plan allocates land for a large number of employment and housing sites to meet the existing and forecast future needs of a growing local population and economy. This is likely to be associated with a greater number of vehicles on the road and associated negative effects on road congestion, climate change emissions and air pollution emissions. However, there could still be a large increase in traffic movements in the Borough without the Local Plan, since new homes are still likely to be built, but there would be fewer restrictions as to where and how this took place. A benefit of the Local Plan in relation to traffic growth relative to such unplanned growth is that allocating large new sites for development in the SGO are more likely to provide the critical mass of development to enable provision of new infrastructure to serve the development. In order to minimise car use, it is important to provide for public transport improvements and links, as well as good walking and cycling routes, to encourage active travel. Policy S5 requires development of the SGO to include clear and permeable pedestrian and cyclist connections, as well as promoting higher density development close to district and local centres and public transport routes.
- 10.13 Significant negative effects on this objective were also recorded with regards to a number of site allocations, due to a lack of nearby sustainable modes of transport and distance to local services

and amenities. However, many sites are within walking distance of at least one rail station or frequent/semi-frequent bus route.

- 10.14 Other policies in the plan require development proposals to contribute to public transport improvements, including Policy DM13 (General development criteria – Transport) and Strategic Policy S12 (Transport Infrastructure), which are likely to go at least some way to mitigating the negative effects arising as a result of the SGO and site allocations. The Local Plan also requires new infrastructure where it is needed as a result of new development, such as provision of new and enhanced schools, healthcare facilities and other community infrastructure (including through Strategic Policy S11, Community facilities).
- 10.15 Many policies require development to mitigate the potential negative effects of traffic, either directly or by minimising noise or air pollution. In addition, the Local Plan includes a number of road improvements, including new link roads and junction improvements, which are likely to contribute to minimising congestion.
- 10.16 The Local Plan is expected to have **cumulative mixed minor positive and minor negative effects** against SA objective 4.

SA5: Protect and conserve natural resources

- 10.17 A range of effects were identified against this objective. Those policies promoting reuse of brownfield land and redevelopment are expected to lead to more efficient use of land, and are likely to reduce the need for development of greenfield land as far as possible. However, due to the land take required for housing and employment provision, the plan will inevitably lead to loss of greenfield land, including areas of medium to high quality agricultural land, and development within areas safeguarded for minerals extraction, which cover much of the Borough. Overall, the Local Plan is expected to have **cumulative mixed minor positive and minor negative effects** on this objective.

SA6: Reduce air, soil, water, light and noise pollution

- 10.18 Again, due to the scale of development set out in the Local Plan, air pollution is likely to increase to some extent due to an increase in traffic movements, although policies relating to sustainable travel are expected to help minimise this, as discussed under SA objective 4. The plan may also lead to some development close to sources of noise pollution, such as the two motorways and rail lines that run through the Borough, and the airport. However, the plan generally locates less sensitive uses, such as employment uses, in areas where noise pollution is likely to be greatest.
- 10.19 In addition, allocations for industrial uses could result in increased air pollution, depending on what the industrial uses are. Many of the site allocations also have potential to increase water pollution through contaminated runoff into watercourses, most of which ultimately run into the River Itchen or Solent and Southampton Water European sites. However, most site-specific policies include requirements to mitigate increased pollution. In addition, Policy DM8 (Pollution) specifically states that development will not be permitted if it is likely to cause unacceptable environmental impacts, including air, water, noise, vibration or light pollution or land contamination.
- 10.20 Overall, the Local Plan is expected to have **cumulative minor negative effects** on SA objective 6.

SA7: Plan for the anticipated levels of climate change

- 10.21 None of the site allocations are expected to lead to a net loss of GI, particularly as EBC has confirmed that woodland would be retained on all sites, with the exception of Dumbleton's Copse / Pinewood Park allocated in Policy DM25, which allows a small amount of development to enhance the remaining woodland. Policy S10 (Green infrastructure), along with the open space allocations, and various other policies, is expected to enhance quality and connectivity of GI in the borough.
- 10.22 Policies S9 (The coast), DM6 (sustainable surface water management and watercourse management) and DM7 (flood defences, land reclamation and coast protection), along with site

specific requirements, are likely to minimise the risk to people and property of flooding. However, there are some spatial policies, including site allocations and road infrastructure improvements, that coincide with areas at risk of flooding.

- 10.23 Policy DM3 relates specifically to adaptation to climate change. It requires all development to be designed to adapt to the predicted effect of climate change, including reducing flooding, providing cooling, and reducing water demand. As such, **cumulative significant positive effects** are expected with regards to this objective.

SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions

- 10.24 As discussed with regards to SA objectives 4 and 6, the quantity of development included in the plan will inevitably increase transport movements, and therefore will increase greenhouse gas emissions associated with this. However, many policies of the plan look to minimise this increase in a way that may not happen without the plan in place.
- 10.25 In addition, Policy DM2 requires all new build residential development and larger non-residential or multi-residential development to reduce its carbon emissions. In combination with Policy DM4 (Zero or low carbon energy) this is expected to go a long way to reducing non-transport emissions in the Borough.
- 10.26 As such, the Local Plan is expected to have **cumulative mixed minor positive and minor negative effects** on SA objective 8.

SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste

- 10.27 The Local Plan generally has limited influence regarding waste, with the exception of those policies requiring space or facilities for on-site waste management or recycling (such as Policy DM1) or those aiming to increase water use efficiency.
- 10.28 The only negative effects identified in relation to this objective were regarding potential hotel and holiday accommodation development as part of Policies BU7 and HA2, although such potential uses could come forward either here or elsewhere in the absence of the plan.
- 10.29 Overall, the Local Plan is expected to have **cumulative negligible effects** on waste.

SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range

- 10.30 Eastleigh Borough lies within a very sensitive area with regards to biodiversity, as it contains and is adjacent to both the internationally designated River Itchen SAC and the Solent and Southampton Water SPA, SAC and Ramsar site, as well as a number of other nature designations and links. Many of the site allocations have potential to impact these nature designations, particularly through water runoff and drainage either directly into these sites or via other watercourses. In order to address this, the Local Plan incorporates many of the recommendations from ecological assessments carried out by the Council, such as providing buffers to watercourses or SUDs, as well as requiring site level HRA at a number of sites. The plan also includes measures to ensure that these features are not affected by changes to water abstraction, such as requiring development to include water use efficiency measures.
- 10.31 Policy DM11 (nature conservation) specifically states that the Borough Council will work to protect and enhance areas subject to nature conservation designations, as well as habitats and species of other nature conservation value, including biodiversity networks. Many of the site specific policies require protection of existing biodiversity features, such as retaining biodiversity network links and Policy DM1 states that development should not involve loss or damage to biodiversity features, including trees, woodlands, hedgerows, ponds and other priority habitats. A number of policies also require development to deliver a net gain in biodiversity.
- 10.32 These measures, along with the HRA process for the Local Plan itself, are expected to avoid any significant negative effects on biodiversity. Due to the sensitive nature of the Borough and

amount of development required, it is considered unlikely that all impacts on biodiversity can be avoided and therefore there will be some degree of loss or degradation related to development. However, the Local Plan includes several measures to prevent this as far as possible, as well as providing mitigation for any loss and promoting net gain. This is likely to protect biodiversity to a greater extent than if development were to come forward without the Local Plan in place. As such, **cumulative mixed minor positive and minor negative effects** are expected with regards to SA objective 10.

SA11: Enhance the Borough's multifunctional green infrastructure networks

- 10.33 None of the site allocations are expected to lead to a net loss of GI, particularly as EBC has confirmed that woodland would be retained on all sites, with the exception of Dumbleton's Copse / Pinewood Park allocated in Policy DM25, which allows a small amount of development to enhance the remaining woodland. Policy S10 (Green infrastructure), along with the open space allocations, and various other policies, is expected to enhance quality and connectivity of GI in the borough. As such, **cumulative significant positive effects** are expected with regards to this objective.

SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities

- 10.34 The quantum of development proposed in the Local Plan will inevitably require significant land-take, which will lead to significant local landscape changes in some areas, particularly at the SGO. However, having the Local Plan in place will help anticipate these effects and therefore provide an opportunity for early and effective mitigation measures to be put in place, which is unlikely to happen if the same level of development were to come forward without a plan in place. The plan also encourages new development, including in the SGO, to demonstrate good design, create places with distinctive character and sense of place.
- 10.35 There are a number of policies that seek to protect the existing countryside, by restricting development outside of the allocated greenfield sites. Many policies also require new development to be of high quality design, which could help maintain, or even improve local landscape and townscape. Similarly, the plan is likely to result in improved townscape in and around Eastleigh town centre, as a result of the regeneration policies. In addition, the inclusion of policies to promote and enhance GI may help to improve local landscape.
- 10.36 There are a few site allocations in areas identified as being sensitive to development in terms of landscape or settlement coalescence, although these generally include mitigation measures intended to soften this impact.
- 10.37 Overall, the Local Plan is expected to have **cumulative mixed significant positive and significant negative effects** on this objective.

SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance

- 10.38 The site allocation policies are generally not expected to affect heritage assets. Policy E6 has potential for significant negative effects on the archaeological alert area containing the railway works at Eastleigh River Side. However, Policy DM12 lends protection to heritage assets and enhance these where possible, including archaeological sites. Overall, the Local Plan is expected to have **cumulative mixed minor positive and minor negative effects** on cultural heritage.

Table 10.1: Summary of scores for policies (excluding site allocations for residential and employment land and Gypsy and Traveller sites)^{69,70}

Policy	SA1: Housing provision	SA2: Community health	SA3: Economy	SA4: Road traffic / congestion	SA5: Natural resources	SA6: Pollution	SA7: Climate change adaptation	SA8: Climate change mitigation	SA9: Waste	SA10: Biodiversity and geodiversity	SA11: Green infrastructure	SA12: Landscape and townscape	SA13: Cultural heritage
Strategic policies													
S1: Delivering sustainable development	+	+/-?	++	+/-?	+	+	++	++	+	+++?	+	+	+
S2: Approach to new development	++	+++?	++	--?	-?	+?/--?	0	--?	0	--?	+?/-?	--?	-?
S3: Location of new housing	+?	+?/-?	+?/-?	+?/-?	+/-	+?/-?	0	+?/-?	0	+/-	+?/-?	+?/-?	-?
S4: Employment provision	0	0	++	0	+/-?	-	0	0	0	+/--?	0	+	+?/-
S6: New Allbrook Hill, Bishopstoke and Fair Oak link road	0	0	0	+	-?	+/-	+/--	+	0	-	0	0	-?
S7: New development in the countryside	+	+	+	0	+/-	+/-	+	0	0	+	+	++	+
S8: Protection of countryside gaps	+?	+	+/-	0	+	+	0	0	0	+	+	+	+
S9: The coast	0	++	+	0	0	0	++	0	0	+/-	+	++/-	+
S10: Green infrastructure	0	++	+	++	+	0	++	++	0	++	++	+	+
S11: Community facilities	0	+++?	+	+++?	+	+	0	0	0	+	0	+	0
S12: Transport infrastructure	0	+++?/-	++	++/-	+/--?	++/-	--?	+++?	0	+/-	++/-	-?	-?
S13: Strategic footpath, cycleway and bridleway links	0	++	0	+	0	+	0	+	0	+	+	0	0

⁶⁹ See Figure 2.1 for explanation of symbology.

⁷⁰ See Table 2.2 for details of each SA objective.

Policy	SA1: Housing provision	SA2: Community health	SA3: Economy	SA4: Road traffic / congestion	SA5: Natural resources	SA6: Pollution	SA7: Climate change adaptation	SA8: Climate change mitigation	SA9: Waste	SA10: Biodiversity and geodiversity	SA11: Green infrastructure	SA12: Landscape and townscape	SA13: Cultural heritage
Development management policies													
DM1: General criteria for new development	0	+	0	-	0	+	+	-	+	+	+	+	+
DM2: Environmentally sustainable development	0	0	0	0	+	+	+	++	0	0	0	0	0
DM3: Adaptation to climate change	0	+	0	0	0	+	++	+	0	+	+	+	+
DM4: Zero or low carbon energy	0	0	0	0	+	+	+	++	0	+	+	+	+
DM5: Managing flood risk	0	0	0	0	0	0	++	0	0	+	+	+	0
DM6: Sustainable surface water management and watercourse management	0	+	0	0	0	+	++	0	0	+	+	+	0
DM7: Flood defences, land reclamation and coast protection	0	+	0	0	0	0	++	0	0	+	+	+	+
DM8: Pollution	0	+	0	0	+	++	0	+	0	+	+	+	+
DM9: Public utilities and communications	0	0	+	+	0	0	0	0	0	0	0	+	0
DM10: Water and waste water	0	0	0	0	0	+	0	0	+	+	0	0	0
DM11: Nature conservation	0	+	+/-	0	+	+	+	0	0	+++?	+++?	+	0
DM12: Heritage assets	0	+	+	0	0	0	0	0	0	0	0	+	+++?
DM13: General development criteria – transport	0	+	+	++	0	+/-?	+?	+/-?	0	0	0	0	0
DM14: Parking	0	0	+	-	0	-	0	-	0	0	0	+	0
DM15: Safeguarding existing employment sites	0	+	++	+	+	0	0	0	0	0	0	+	0
DM16: Workforce training requirements and new jobs	0	+	++	0	0	0	0	0	0	0	0	0	0
DM17: Agricultural	0	0	+	0	+	0	0	0	0	+	0	+	0

Policy	SA1: Housing provision	SA2: Community health	SA3: Economy	SA4: Road traffic / congestion	SA5: Natural resources	SA6: Pollution	SA7: Climate change adaptation	SA8: Climate change mitigation	SA9: Waste	SA10: Biodiversity and geodiversity	SA11: Green infrastructure	SA12: Landscape and townscape	SA13: Cultural heritage
development													
DM18: Extension and replacement of non-residential buildings in the countryside	0	0	+	+	++	+	0	+	0	0	0	+	0
DM19: Change of use of buildings in the countryside	0	0	+	+	+	+	0	+	0	0	0	+	0
DM20: Boatyard and marina sites on the River Hamble	0	+	+	-	0	+	0	+	0	+	0	+	+
DM21: New retail development	0	+	++/-	+/-	+?	+/-	0	+/-	0	0	0	+?	+?
DM22: Changes of use in retail frontages in district centres	0	+	++	0	+?	0	0	0	0	0	0	+?	+?
DM23: Residential development in urban areas	++	+	+	+	+	0	0	0	0	0	0	+	0
DM24: Housing sites and mixed use sites including housing with planning permission	0	0	0	0	0	0	0	0	0	0	0	0	0
DM25: Redevelopment of urban sites in unneighbourly use	+++?	0?	+?	0?	+++?	0?	0?	0?	0?	0?	+?	0?	0?
DM26: Creating a mix of housing	++	0	+	0	0	0	0	0	0	0	0	0	0
DM27: Delivering older peoples housing	++	+	0	+	0	0	0	+	0	0	0	0	0
DM28: Residential extensions and replacement dwellings in the countryside	+/-	0	0	0	0	0	0	0	0	0	0	+++?	0
DM29: Rural workers dwellings	+	0	+	0	+	0	0	0	0	0	0	+++?	0
DM30: Delivering affordable housing	++	+	+	0	0	0	0	0	0	0	0	0	0
DM31: Dwellings with higher access standards	+	+	0	0	0	0	0	0	0	0	0	0	0

Policy	SA1: Housing provision	SA2: Community health	SA3: Economy	SA4: Road traffic / congestion	SA5: Natural resources	SA6: Pollution	SA7: Climate change adaptation	SA8: Climate change mitigation	SA9: Waste	SA10: Biodiversity and geodiversity	SA11: Green infrastructure	SA12: Landscape and townscape	SA13: Cultural heritage
DM32: Internal space standards for new residential development	+	+	0	0	0	0	0	0	0	0	0	0	0
DM33: Gypsies, Travellers and Travelling Showpeople	++	+	+	+	0	0	0	0	0	+	0	+	+
DM34: Protection of recreation and open space facilities	0	+	+	0	0	0	+	+	0	+	++	+	+
DM35: Provision of recreation and open space facilities with new development	0	+	+	0	0	0	+	+	0	+	++	+	+
DM36: New and enhanced recreation and open space facilities	0	++	+	+	++	+	+	+	0	++	++	++	+
DM37: Recreational activity on the River Hamble	0	+	+	0	0	0	+	+	0	+	+	+	+
DM38: Community, leisure and cultural facilities	0	++	0	+	+	+	0	+	0	0	0	0	0
DM39: Cemetery provision	0	+	0	0	0	+	0	0	0	+	+	0	0
DM40: Funding infrastructure	0	+	+	+	0	+	0	+	0	0	+	0	0
Parish by Parish policies													
Bi1: South of Stokewood Surgery, Bishopstoke	0	++	0	0	-?	0	0	0	0	0	0	0	0
FO9: Junction improvements, Fair Oak	0	+	0	+	-?	+	-?	+	0	0	-?	0	0
BU7: Riverside Boatyard, Blundell Lane, Bursledon (Special Policy Area)	0	0	+	-	--	--?	-?	-	-	+/-	+/-	0	-
BU8: Open Space at Long Lane, Bursledon	0	+	0	0	0	0	++	0	0	+	++?	0	0
BU9: Residential extensions and replacement dwellings, Old	0	0	0	0	0	0	0	0	0	0	0	+	+

Policy	SA1: Housing provision	SA2: Community health	SA3: Economy	SA4: Road traffic / congestion	SA5: Natural resources	SA6: Pollution	SA7: Climate change adaptation	SA8: Climate change mitigation	SA9: Waste	SA10: Biodiversity and geodiversity	SA11: Green infrastructure	SA12: Landscape and townscape	SA13: Cultural heritage
Bursledon Special Policy Area													
HA1: Railway station parking, Hamble	0	0	0	+/-	--	+/-	--?	+/-	0	0	0	0	0?
HA2: Mercury Marina and Riverside Camping and Caravan Park	0	0	+	-	-?	-?	-	-?	-	+/-	0	--	-?
HA3: Hamble Airfield	0	0	0	0	0	0	0	0	0	0	0	0	0
HO1: Country Park, land south of Bursledon Road	0	++	0	0	-?	-?	++	0	0	++	++	0	0
E3: Eastleigh town centre	+?	+++?	++	++/-	++	-?	0	++/-?	0	0	?	+	+?/-?
E4: Urban Renaissance Quarter, Eastleigh	+?	+++?	++	++/-	++	-?	0	++/-?	0	0	-?	+	+?/-?
E5: Public realm improvements in and adjoining Eastleigh town centre	0	+	+	0	0	0	0	0	0	0	0	++	+
E6: Eastleigh River Side	+?	+++?	++	++/-	+/-	--?	-?	++/-?	0	-	0	+/-	--
E8: Junction improvements, Eastleigh	0	+/-?	+?	+	0?	+	-?	+	0	-?	-?	0	0?
E10: Land south of M27 junction 5	0	++	0	0	-?	-	--?	0	0	-?	+?	0	0
E11: Western extension to Lakeside Country Park, Eastleigh	0	++	0	+	0	+	+	+	0	+?	++	+	0
E12: Aviary Estate, Eastleigh	0	+	0	0	0	0	0	0	0	0	+	++	+
HE6: Hedge End Railway Station, Hedge End	0	+	0	+	0	+	0	+	0	0	0	0	0
HE7: Land at Kaneshill, Hedge End	0	?	0	+?/-?	-?	+?/-?	0	+?/-?	0	0	0	0	0
WE1: Chalcroft Business Park, Burnetts Lane, West End	0	0	++	+/-	++	-?	0	+/-	0	-?	0	0	0

Policy	SA1: Housing provision	SA2: Community health	SA3: Economy	SA4: Road traffic / congestion	SA5: Natural resources	SA6: Pollution	SA7: Climate change adaptation	SA8: Climate change mitigation	SA9: Waste	SA10: Biodiversity and geodiversity	SA11: Green infrastructure	SA12: Landscape and townscape	SA13: Cultural heritage
WE4: Land at Ageas Bowl and Tennis Centre, Botley Road, West End	0	+	+	+/-	--?	+/-	-?	+/-	0	-?	0	+	+?/-?
BO5: Botley bypass	0	+/-?	0	+	--?	+	0	+	0	--?	0	+/-	+/-
BO6: Junction improvement. Botley Road / Bubb Lane roundabout (Denham's Corner)	0	+	0	+	-?	+	0	+	0	-?	0	0	0

Table 10.2: Summary of scores for site allocations (residential, employment and Gypsy and Traveller sites)^{71,72}

Policy reference	1.1 Contribution to housing needs	1.2 provision of other elements of housing need	2.1 Community facilities available locally	2.2 Health facilities available locally	2.3 Effect on local provision of sports facilities	2.4 Public open space available locally	2.5 Connected to cycle / footpath network	3.1(a) Close to major railway station	3.1(b) Close to minor railway station	3.1(c) Close to frequent bus route	3.1(d) Close to semi-frequent bus route	3.1(e) Close to major employment centre	3.2 Industrial, office or warehousing floorspace	3.3 loss of employment land	3.4 increase amount of commercial uses	4.1 Close to major railway station	4.2 Close to minor railway station	4.3 Close to frequent bus route	4.4 Close to semi-frequent bus route	4.5(a) Close to major employment centre	4.5(b) Close to major population centre	4.6 Health facilities available locally	4.7 Shopping services available locally	4.8 Close to a primary school	4.9 Close to a secondary school	4.10 Connected to cycle / footpath network	4.11 Barrier between site and destinations	5.1 Avoid sterilisation of mineral resources	5.2 Result in loss of higher grade agricultural land	5.3 Use previously developed land	5.4 Deliver allotments or community farms	6.1 Affected by noise or in an AQMA	6.2 Increase pollution	7.1 Provide additional or improved GI	7.2 At risk of flooding	7.3 At risk of coastal change	10.1 Impact internationally / nationally designated site	10.2 Impact locally designated biodiversity site	10.3 Affect areas with other nature conservation value	10.4 Adversely impact the biodiversity network	10.5 Adversely affect ancient woodland	11.1 Affect TPO trees	11.2 Connected to cycle / footpath network	11.3 Provide additional or improved GI	12.1 Affect separation of neighbouring settlements	12.2 Protect the character of the countryside, coast, towns and villages	13.1 Protect and enhance sites of heritage importance		
Strategic Growth Option																																																	
S5	+	+	+	+	+/-	+	+?	-	-	+	-	+	+	0	+	-	-	+	-	+	-	+	+	+	+?	+	0?	-	-?	-	-?	-?	+	-?	0	0	0	-?	0	0	-?	+?	+	0?	+	+/-	?	+	
Parish by Parish proposals (inc. greenfield site allocations)																																																	
FO1	+	+	+	+	0	+	+	-	-	-	-	-	-	0	0	-	-	-	-	-	0	-	-	+	+	+	+	0	0	-	-	0	0	+	0	0	0	0	+	+	0	-?	+	+	-	0	0		
FO3	+	+	?	+	+	0	+	+	-	-	+	-	-	0	0	-	-	+	-	0	+	0	+	+	+	+	-?	-?	-	-	0	0	+	-?	0	0	+	+	0	0	-?	+	+	-	0	-?			
FO4	+	+	?	0	-	0	+	+	-	-	-	-	-	0	0	-	-	-	-	0	-	-	+	+	+	+	0	0	-	-	-?	0	0	0	0	0	0	+	0	0	0	+	0	-	0	0			
FO5	+	+	?	0	-	0	+	-	-	-	-	-	-	0	0	-	-	-	-	0	-	-	-	+	-	+	0	0	-	-	0	0	0	0	0	-?	0	-	0	0	0	0	-	0	0	0			
FO6	+	+	+	+	0	-	0	+	+	-	-	-	-	0	0	-	-	-	-	+	0	-	-	0	+	+	+	0	0	+	-	0?	0	0	0	0	0	0	+	0	0	0	+	0	0	0	0		
FO7	0	0	0	+	-	0	0	0	-	-	-	-	-	0	0	-	-	-	-	+	0	-	-	-	-	0	+	0	-	+	-	0	0	0	0	0	0	0	0	0	?	-	0	0	0	0	0		
FO8	0	0	0	0	0	0	0	-	-	-	-	-	-	0	+	0	0	0	0	0	-	0	0	0	0	-	+?	0	0	+	-	0	0	-?	0?	0	0	0	0	0	0	-?	0	0	-	0?	-?	+	+
BU1	+	+	?	+	+	0	+	0	-	-	+	-	-	0	0	-	-	+	-	0	+	+	0	-	0	+	-?	0	-	-	-?	-?	0	-?	0	0	0	0	+	0	0	-?	0	0	0	0	0		
BU2	+	+	?	+	0	0	+	+	-	-	-	-	-	0	0	-	-	-	-	0	0	-	+	0	+	+	0	-	-	0	0	+	-?	0	0	0	0	+	0	0	0	+	+	0	0	0	0		
BU3	+	+	+	+	0	+	+	-	-	-	+	-	-	0	0	-	-	+	-	0	+	0	0	-	-	-?	0	-	-	-?	-?	+	-?	0	0	0	0	-	-?	0	-?	-	+	-	0	0	0		
BU4	0	0	0	+	-	0	+	0	-	-	-	-	-	0	0	-	-	-	-	0	-	-	+	-	0	+	0	-	+	0	0	0	0	0	0	0	0	0	-?	-?	?	0	0	0	0	0	0	0	
BU5	0	0	0	+	-	0	+	-	-	-	-	-	-	0	0	-	-	-	-	0	-	-	+	0	-	+	0	-	+	0	-	+	0	0	0	0	0	0	0	0	?	-?	0	0	-	0	0	0	
CF1	+	+	+	+	0?	+	0	-	+	+	+	+	-	-?	-?	-	-	+	+	+	0?	+	+	+	+	0	0	0	0	0	0	+	+	-	-?	0	0	-?	0	0	-?	0	0	0	0	0	0	+	0
CF2	0	0	0	0	0	0	0	-	-	-	+	0	+	0	0	-	-	-	+	0	+	0	0	0	0	0	0	0	0	+	0	-?	0	0	-?	0	0	-?	0	0	0	?	-?	0	?	0	0	0	0
CF3	0	0	0	0	0	0	0	-	-	+	-	0	+	0	0	-	-	+	-	0	+	0	0	0	0	0	0	-?	0	-	0	0	-?	0?	0	0	0	-?	-?	-?	0	0?	0	0?	0	0	0	0	
E1	+	?	+	+	0	0	+	+	-	-	-	+	+	+	0	0	-	-	+	+	+	+	+	+	+	0	-	+	+	-	-?	-?	0	-?	0	-?	0	0	0	0	-?	0	0	+	0	0	+	+	
E7	0	0	0	0	0	0	0	-	-	-	-	0	+	0	0	-	-	-	-	0	+	0	0	0	0	0	0	-?	0	-	0	-?	-?	0	-?	0	0	0	0	-?	-?	0	0	0	0	0	0?	-?	0?

71 See Figure 2.1 for explanation of symbology.

72 See Table 2.2 for details of each SA objective.

Policy reference	1.1 Contribution to housing needs	1.2 provision of other elements of housing need	2.1 Community facilities available locally	2.2 Health facilities available locally	2.3 Effect on local provision of sports facilities	2.4 Public open space available locally	2.5 Connected to cycle / footpath network	3.1(a) Close to major railway station	3.1(b) Close to minor railway station	3.1(c) Close to frequent bus route	3.1(d) Close to semi-frequent bus route	3.1(e) Close to major employment centre	3.2 Industrial, office or warehousing floorspace	3.3 loss of employment land	3.4 increase amount of commercial uses	4.1 Close to major railway station	4.2 Close to minor railway station	4.3 Close to frequent bus route	4.4 Close to semi-frequent bus route	4.5(a) Close to major employment centre	4.5(b) Close to major population centre	4.6 Health facilities available locally	4.7 Shopping services available locally	4.8 Close to a primary school	4.9 Close to a secondary school	4.10 Connected to cycle / footpath network	4.11 Barrier between site and destinations	5.1 Avoid sterilisation of mineral resources	5.2 Result in loss of higher grade agricultural land	5.3 Use previously developed land	5.4 Deliver allotments or community farms	6.1 Affected by noise or in an AQMA	6.2 Increase pollution	7.1 Provide additional or improved GI	7.2 At risk of flooding	7.3 At risk of coastal change	10.1 Impact internationally / nationally designated site	10.2 Impact locally designated biodiversity site	10.3 Affect areas with other nature conservation value	10.4 Adversely impact the biodiversity network	10.5 Adversely affect ancient woodland	11.1 Affect TPO trees	11.2 Connected to cycle / footpath network	11.3 Provide additional or improved GI	12.1 Affect separation of neighbouring settlements	12.2 Protect the character of the countryside, coast, towns and villages	13.1 Protect and enhance sites of heritage importance				
E9	0	0	0	0	0	0	0	--	-?	--	0	+	0	0	0	--	-?	--	0	+	0	0	0	0	0	0	-?	0	-	0	--?	-?	0	-?	0	0	0	-?	-?	0	0	0	0	0?	-?	-?					
AL1	+	+	+	-	0	+	+	--	--	-	-	-	-	0	0	--	--	-	-	-	0	-	--	-	+	+	-	-?	-	-	-	-?	0	+	-?	0	0	0	0	+	0	0	0	+	+	-	-?	-?			
AL2	+	+	+	-	0	+	+	--	--	-	-	-	-	0	0	--	--	-	-	-	0	-	--	0	+	+	0?	-	-	-	0	0	0	0	0	0	0	0	+	0	0	0	0	+	0	-	--?	0			
HE1	+	+	+	+	+	+	+	--	--	+	+	-	-	0	0	+	--	--	+	+	0	+	-	+	+	+	+	0?	--	-	-	0?	-?	+	0	0	0	0	+	+	0	0	0	0	+	+	0?	0	0		
HE2	+	+	-	-	0	+	+	--	--	--	--	-	-	0	0	--	--	--	--	-	0	-	--	-	+	+	-?	-	-	-	0	0	+	-?	0	0	0	0	+	+	0	0	-?	+	+	--	0	0			
HE3	+	?	-	-	0	+	+	--	--	--	--	-	-	0	0	--	--	--	--	-	0	-	-	-	0	+	0	0?	-	-	-	0	-?	0	0	0	0	0	0	+	0	0	0	0	+	0	0	0	0		
HE4	0	0	0	0	0	0	-	--	--	--	--	0	+	0	0	--	--	--	--	0	+	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	-?	-?	0	0	0	+	--	0	-?			
HE5	0	0	-	-	0	+	-	--	--	--	--	0	+	0	0	--	--	--	--	0	+	-	--	0	-	-	0	-?	0	0	0	0	0	0	0	0	0	0	0	-?	-?	0	0?	0	0	-?	0?	0			
WE2	0	0	0	0	0	0	-	--	--	-	0	+	0	0	0	-	--	--	-	0	+	0	0	0	0	-	--	0	-	-	0	-?	0	0	0	0	0	0	-?	?	-?	0	?	0	0	0?	0	0			
WE3	0	0	0	0	0	0	0	--	--	+	0	+	0	0	0	0	--	--	+	0	+	0	0	0	0	0	+	0	--	-	0	0	-?	+	--?	0	-	0	?	-?	0	-?	0	+	0?	0?	0	0			
BO1	+	?	-	0	0	0	+	-	--	--	--	--	-	0	0	-	--	--	--	--	0	0	--	-	-	+	-	-?	--	-	-	-?	0	0	0	0	0	0	0	+	0	0	0	+	0	-?	0	0			
BO2	+	+	+	0	0	+	+	+	--	--	--	-	+	0	0	+	--	--	--	-	0	+	+	+	0	+	+	0?	--	-	+	0	0	+	--?	0	0	0	0	+	0	0	0	0	+	+	-	0	0		
BO3	+	+	+	0	0	+	+	--	--	--	--	--	-	0	0	--	--	--	--	-	0	0	--	+	0	+	+	-?	--	-	-	0	0	+	0	0	0	0	0	0	+	0	0	0	0	+	+	0	0	0	
BO4	+	?	-	-	0	0	+	+	--	--	-	-	-	0	0	+	--	--	-	-	0	-	--	-	0	+	-	0	-	+	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BO7	+	?	+	+	0	+	-?	+	--	--	--	-?	+	-?	+	+	--	--	--	-?	+	+	+	--?	-?	+	0	0	+	-?	--?	0	0	0	0	0	0	0	0	?	0?	0	?	-?	0	0	+	+			
DM25 sites currently in unneighbourly uses																																																			
Land adj 86 Edward Ave	+	?	0	0	0	+	0	--	--	+	--	-	-	0	0	--	--	+	--	-	0	0	--	-	--	0	+	-	0	0	0	0	0	0	0	0	0	0	-?	-?	-?	-?	-?	0	0	0	0	0			
Rear of shopping CF	+	?	+	0	0	+	-	--	--	--	+	-	-	-	0	--	--	--	+	-	0	0	+	+	0	-	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-?	-	0	0	0	
Common Rd Ind. Estate	+	?	+	0	0	+	-	--	-	--	+	+	-	-	0	--	-	--	+	+	0	0	-	+	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Toynbee Rd	+	?	0	+	0	+	0	--	+	+	+	+	-	-	0	0	--	+	+	+	0	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eastleigh Police Stn	+	?	+	+	0	+	-	+	--	+	+	+	-	-	0?	+	--	+	+	+	0	+	+	+	+	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-?
Land at Scotland Close	+	?	+	-	0	+	-	--	--	-	--	-	-	0	0	--	--	-	--	-	0	-	-	0	+	-	+	-?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Policy reference		
1.1 Contribution to housing needs	+?	
1.2 provision of other elements of housing need	?	
2.1 Community facilities available locally	0	
2.2 Health facilities available locally	-	
2.3 Effect on local provision of sports facilities	0	
2.4 Public open space available locally	+	
2.5 Connected to cycle / footpath network	-	
3.1(a) Close to major railway station	-	
3.1(b) Close to minor railway station	+	
3.1(c) Close to frequent bus route	-	
3.1(d) Close to semi-frequent bus route	+	
3.1(e) Close to major employment centre	-	
3.2 Industrial, office or warehousing floorspace	-	
3.3 loss of employment land	0	
3.4 increase amount of commercial uses	0	
4.1 Close to major railway station	-	
4.2 Close to minor railway station	+	
4.3 Close to frequent bus route	-	
4.4 Close to semi-frequent bus route	+	
4.5(a) Close to major employment centre	-	
4.5(b) Close to major population centre	0	
4.6 Health facilities available locally	-	
4.7 Shopping services available locally	+	
4.8 Close to a primary school	0	
4.9 Close to a secondary school	+	
4.10 Connected to cycle / footpath network	-	
4.1.1 Barrier between site and destinations	+	
5.1 Avoid sterilisation of mineral resources	0	
5.2 Result in loss of higher grade agricultural land	0	
5.3 Use previously developed land	+	
5.4 Deliver allotments or community farms	-	
6.1 Affected by noise or in an AQMA	0	
6.2 Increase pollution	0	
7.1 Provide additional or improved GI	0	
7.2 At risk of flooding	-?	
7.3 At risk of coastal change	0	
10.1 Impact internationally / nationally designated site	0	
10.2 Impact locally designated biodiversity site	0	
10.3 Affect areas with other nature conservation value	-?	
10.4 Adversely impact the biodiversity network	0	
10.5 Adversely affect ancient woodland	0	
11.1 Affect TPO trees	-?	
11.2 Connected to cycle / footpath network	-	
11.3 Provide additional or improved GI	0	
12.1 Affect separation of neighbouring settlements	0	
12.2 Protect the character of the countryside, coast, towns and villages	0	
13.1 Protect and enhance sites of heritage importance	0	
Regional British Legion Club		
Dumbleton's Copse/Pinewood Park	-	
	?	
	-	
	-	
	0	
	+	
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11 Monitoring

Monitoring

- 11.1 The SEA Regulations require that 'the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action' and that the environmental report should provide information on 'a description of the measures envisaged concerning monitoring'.
- 11.2 Although National Planning Practice Guidance states that monitoring should be focused on the significant environmental effects of implementing the Local Plan, the reasons for this is to enable local planning authorities to identify unforeseen adverse effects at an early stage and to enable appropriate remedial actions. Since effects which the SA expects to be minor may become significant and vice versa, monitoring measures have been proposed in this SA Report in relation to all of the SA objectives in the SA framework. As the Local Plan is implemented and the likely significant effects become more certain, the Council may wish to narrow down the monitoring framework to focus on those effects of the Local Plan likely to be significantly adverse.
- 11.3 **Table 11.1** sets out a number of suggested indicators for monitoring the potential sustainability effects of implementing the Local Plan. The data used for monitoring in many cases will be provided by outside bodies, for example the Environment Agency. It is therefore recommended that the Council remains in dialogue with statutory environmental consultees and other stakeholders and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

Table 11.1 Proposed Monitoring Framework for Eastleigh Borough Local Plan

SA objectives	Proposed monitoring indicators
1) Provide sufficient housing to meet identified local needs, including affordability and special needs	<ul style="list-style-type: none"> • Affordable housing completions • Average size of completed dwellings • Average mix of completed dwellings • Number of dwellings on strategic sites • Older person's accommodation completed • Densities of completed dwellings • Net additional Gypsy and Traveller pitches • Net additional Travelling Showpeople pitches
2) Safeguard and improve community health, safety and wellbeing	<ul style="list-style-type: none"> • Planning applications determined for public open space, sport and recreation facilities • Development of identified community infrastructure • Levels of obesity • Life expectancy and mortality rates • Adults participating in sport and active recreation
3) Develop and dynamic and diverse economy	<ul style="list-style-type: none"> • Overall change in employment floorspace • Employment land available by type • Floorspace completed for 'Town Centre' Uses • New business registration rate* • Vacancies in town and district centres • Pedestrian footfall in Eastleigh town centre*
4) Reduce road traffic and congestion through improved accessibility to services, homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice.	<ul style="list-style-type: none"> • Number on school rolls compared with capacity • Number and extent of footpaths and cycleways in the Borough* • Patronage of bus services* • Number of new or extended bus services* • Percentage of schools with travel plans
5) Protect and conserve natural resources	<ul style="list-style-type: none"> • Percentage of new developments within a Minerals Safeguarding Area or Mineral Consultation Area* • Percentage of new development built on previously developed land • Percentage of new development built on high quality or medium quality agricultural land*
6) Reduce air, soil, water, light and noise pollution	<ul style="list-style-type: none"> • Number of Air Quality Management Areas* • Total passenger and total aircraft movements at Southampton Airport • Water quality according to Water Framework Directive targets (including nitrate levels) • Amount of contaminated land* • Planning applications granted contrary to Environment Agency advice on flooding grounds
7) Plan for the anticipated levels of climate change	<ul style="list-style-type: none"> • Net increase in GI* • Planning applications granted contrary to Environment Agency advice on flooding grounds • Percentage of new housing developments located by the coast*
8) Minimise Eastleigh Borough's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.	<ul style="list-style-type: none"> • Eastleigh Borough Council Car Club usage • Number of cycle movements • Rail passenger numbers at stations within Eastleigh Borough • Total passenger and total aircraft movements at Southampton Airport • Carbon dioxide emissions by sector • Number of planning permissions for renewable and low carbon energy generation schemes, or incorporating such technology*
9) Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.	<ul style="list-style-type: none"> • Residual household waste per household* • Percentage of household waste sent for re-use, recycling and composting*
10) Protect, enhance and manage biodiversity and geodiversity, improving its quality and	<ul style="list-style-type: none"> • Number, extent and condition of sites designated for nature conservation*

SA objectives	Proposed monitoring indicators
range. Avoid, mitigate or, at last resort, compensate for adverse effects on biodiversity.	<ul style="list-style-type: none"> • Changes in areas of biodiversity importance • Percentage of SSSIs and local wildlife sites in favourable condition* • Net increase in GI*
11) Enhance the borough's multifunctional green infrastructure networks	<ul style="list-style-type: none"> • Net increase in GI* • Number and extent of parks and open space*
12) Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	<ul style="list-style-type: none"> • Number of Parish Plans, Neighbourhood Plans, Design Statements prepared • Number of Conservation Areas with up to date appraisals and management plans • Built Heritage designations⁷³
13) Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	<ul style="list-style-type: none"> • Applications refused due to impact on the historic environment • Number and percentage of all heritage assets at risk • Number of Assets of Community Value • Built Heritage designations

* indicates that Council does not yet monitor this indicator

⁷³ 'Built Heritage designations' refers to the number of heritage assets in the Borough, including both nationally and locally recognised heritage assets.

12 Conclusions and next steps

Conclusions

- 12.1 The Eastleigh Borough Proposed Submission Local Plan, and the reasonable alternatives considered during its preparation, have been subject to a detailed appraisal against the SA objectives which were developed at the scoping stage of the SA process. In general, the Vision and Objectives, policies and site allocations have been found to have a wide range of positive and significant positive effects in relation to the SA objectives, although a number of potentially minor and significant negative impacts are also associated with the scale and location of development required.
- 12.2 Overall, the Local Plan is expected to avoid or mitigate most potentially significant negative effects, as no residual significant negative effects were identified except with regards to one SA objective (SA Objective 12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities). In many cases, such as with regards to traffic and congestion, biodiversity and landscape, negative effects are an inevitable result of growth due to the quantity of new development to be delivered in order to meet current and future needs. However, having the Local Plan in place will help anticipate these effects and therefore provide an opportunity for early and effective mitigation measures to be put in place, which is unlikely to happen if the same level of development were to come forward without a plan in place.
- 12.3 The plan is expected to have overall significant positive effects in relation to the achievement of the following SA objectives:
- SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs.
 - SA2: Safeguard and improve community health, safety and wellbeing.
 - SA3: Develop a dynamic and diverse economy.
 - SA7: Plan for the anticipated levels of climate change.
 - SA11: Enhance the Borough's multifunctional green infrastructure networks.
- 12.4 Overall, the plan is expected to have mixed significant positive and significant negative effects in relation to achievement of SA objective 12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities. This is as a result of the large scale of new development proposed in the Borough, particularly with regards to the SGO, in combination with the other large development sites. This will lead to an irreversible change in landscape in an area which is currently predominantly greenfield land and therefore any development including such a large, strategic site will inevitably have significant negative effects, even if the most sensitive landscape areas are retained. However, comprehensive large-scale development also presents opportunities to create new, attractive townscapes, which contribute to creating areas with a distinctive character and sense of place.

Next steps

- 12.5 To meet the requirements of the SEA Directive, this SA Report is being published for a six week consultation alongside the Eastleigh Borough Proposed Submission Local Plan from 25th June 2018. Following this consultation the responses will be reviewed and addressed, if necessary. EBC and

LUC will consider whether any subsequent modifications to the Local Plan should be subject to SA and if so, carry out SA of these.

LUC

June 2018



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Eastleigh Borough Local Plan 2016-2036

Sustainability Appraisal Report to accompany the Eastleigh Borough Proposed Submission Local Plan at Regulation 19 consultation stage

Volume 2 of 2: Appendices
Prepared by LUC, in association with Eastleigh Borough Council
June 2018

Project Title: Eastleigh Borough Local Plan Sustainability Appraisal

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Eastleigh Borough Local Plan 2016-2036

Sustainability Appraisal Report to accompany the Eastleigh Borough Proposed Submission
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Appendix 1

Consultation responses

Table A1.1: Draft SA Scoping Report Consultation Responses and Comments (consultation occurred between June and July 2015)

Note that the comments in the final column refer to actions that were taken to address consultation comments in the final version of the SA Scoping Report, published December 2015. The updated baseline information and review of plans, policies and programmes can be found in **Appendices 2 and 3** respectively of this full SA Report.

Consultee Comment	Response/comment and how it was addressed in the final SA Scoping Report (December 2015) (new text is <u>underlined</u> ; deleted text is shown as strikethrough)
Environment Agency	
Updated text to confirm the existence of Source Protection Zones within the borough	Noted. Paragraph 6.70 has been updated taking into account the point raised, see below: There are no SPZs in the borough, but several to There are a number of SPZ'S to the north of the borough. <u>The outer zone (subsurface activity only) of zone 2C extends into the northern part of Chandlers Ford</u> (see Fig. 6.17). There are also <u>a</u> are however a number of small private abstractions in the borough which do require a 50m source protection zone. These abstractions may be within private households and must be protected.
Request specific changes to paragraph 6.69 with regard to the Water Framework Directive.	Agreed. Paragraph 6.69 has been updated in accordance with the suggested changes: The Environment Agency has been monitoring the water quality/health of all receiving waters (watercourses receiving effluent discharges) for a number of years. When the monitoring regime change in 2007 it meant that previous results are <u>no longer not</u> directly comparable with the current regime. <u>The monitoring was changed to align more fully with the Water Framework Directive (WFD).</u> but it is the WFD standards <u>help that</u> drive future improvements to water quality. Under the WFD programme, water quality targets are set in the River Basin Management Plans (RBMP) ¹ , with the aim of reaching 'Good <u>Ecological Status</u> ' in all <u>natural water bodies</u> , or 'Good Ecological Potential' in all heavily modified water bodies. Good status is determined by the <u>biological Ecological</u> and <u>Chemical S</u> tatus of the water body.
Request specific changes to paragraph 6.70 with regard to the ecological potential of the River Itchen.	Agreed. The paragraph has been updated in accordance with the suggested changes: The <u>main</u> River Itchen is designated as a Heavily Modified Water Body due to <u>many historic</u> modifications made to allow for flood defence, urbanisation and water regulation (impoundment release). It is currently at ' <u>Good Ecological Potential</u> ', <u>but is subject to change (for example, annual monitoring results been both at Poor and Moderate Ecological Potential since 2009).</u> <u>Water chemistry, flow and habitat are the three areas that affect this Natura 2000 (N2K) site (Special Area of Conservation).</u> Furthermore, <u>the Itchen is subject to N2k targets (or objectives), which are more challenging than WFD ones.</u> Currently, <u>the Itchen does not meet all of its Protected Area N2K objectives.</u> poor overall potential, and is not predicted to improve by 2015 as it would not be technically feasible to do so. The overall ecological status is poor primarily as a result of the chemical phytobenthos. <u>This is most</u> <u>Water issues are</u> likely to arise from the historical phosphate loading into the river <u>via sewerage treatment works (such as from Chickenhall)sewage treatment works</u> at Eastleigh). Phosphate stripping has now been installed, and in time the chemical levels in the water should improve at the one site this classification is based on.
Information given which is suggested to be used to alter the text to ensure up to date information is	Noted. The paragraph (previously paragraph 6.71) has been updated in accordance with the advice given:

¹ <https://www.gov.uk/government/publications/south-east-river-basin-management-plan>

Consultee Comment	Response/comment and how it was addressed in the final SA Scoping Report (December 2015) (new text is <u>underlined</u> ; deleted text is shown as strikethrough)
<p>given with regard to the status of the section of the River Hamble, north of Botley Mill.</p>	<p>The section of the River Hamble north of Botley Mill, <u>the Main River Hamble</u> is currently classified as '<u>moderate</u>' status poor, based on <u>phosphate and fish, and quantity and dynamics of flow</u>. It is predicted <u>that the fish element classification will improve by 2021 and the overall status will be to improve to moderate by 2015, and 'good' by 2027</u>. The reasons for not achieving good status for phosphates include rural diffuse pollution and discharge from sewerage treatment works. Farm compliance inspections and pollution prevention visits are currently being undertaken. Fish status is not achieving good because of barriers to migration and poor physical habitat. Fish passes will continue to be installed where possible and appropriate, and areas where habitat enhancement can take place have been identified. There is a new overflow pipe at Botley Mill, which provides a more consistent upstream water level and reduces the mill owner's workload in constantly adjusting the sluices. However, hatches still need to be operated to prevent flooding following any significant rainfall event. An automated hatch is still seen as the way forward to maintain sufficient water for the fish pass to operate correctly. This water body is at risk from combined source nutrients. It is also probably at risk from diffuse source pollution and water abstraction and flow regulation. However, the assessment of invertebrates passes as good, so it appears that the risk of pollution is not impacting on ecology. The impounding of flows by Botley mill is currently being investigated and if fish are shown to be the reason for this water body failing to meet the required standards as a result of this consideration will need to be given to a flow management regime.</p>
<p>Updated text relating to the status of the Monks Brook.</p>	<p>Agreed. The paragraph (previously paragraph 6.72) has been updated in accordance with the suggested changes: The Monks <u>Brook is a heavily modified water body designated for flood protection. It is currently at 'moderate' status and is not expected to improve by (as at 2015) and is not predicted to get to 'good' by the end of the Second Cycle (2021). This is primarily due to the fact that it's currently as this is not considered to be technically infeasibility and affordability. It is a heavily modified waterbody designated for flood protection.</u></p>
<p>General comments relating to the use of the use of the PUSH Integrated Water Management Strategy (IWMS). The EA recognise that this contains relevant information to inform the Plan, however the EA note that it was finalised in 2008, 7 years ago, and was produced to accompany the South East Plan which ran to 2026 whereas the emerging local Plan will run to 2036.</p> <p>This point is particularly noted for paragraph 6.73 relating to wastewater capacity in light of PUSH spatial strategy.</p>	<p>Noted. The paragraph (previously paragraph 6.73) has been updated in light of the comments received: Southern Water provides wastewater services in the borough, operating two waste water treatment works within the borough's boundary (Chickenhall, Eastleigh and Bursledon) along with three others which serve the borough but are located outside of the borough boundary. In relation to wastewater, the PUSH South Hampshire Integrated Water Management Strategy² suggests that there is tension between proposed growth in south Hampshire and the potential impact of existing and future wastewater discharges on the internationally designated river and coastal waters in the area. On this basis, there may be little or no "environmental capacity" left in the receiving waters for the consented loads of pollutants to be increased. <u>Wastewater capacity will be considered further at a sub-regional level as part of the updated to the PUSH Spatial strategy which will consider waste water treatment through to 2036.</u> Other minor amendments have been made throughout the document for consistency to reference the update of the Integrated Water Management Strategy to cover the period up to 2036 as part of the new PUSH Spatial Strategy.</p>
<p>Regarding the Key Environmental Issues table, the second from last bullet point refers to water quality status by 2015. The EA feel this should be altered to look further ahead and align more with the plan period.</p>	<p>Noted. This text has been updated in light of these comments as set out below: Significant improvements to Water quality in the borough are therefore required to meet the target of all watercourses to reach 'good' biological and chemical water quality status by 2015, as required by the Water Framework Directive. New development should not cause deterioration in water quality and schemes should be undertaken to enhance water quality</p>

² Atkins on behalf of the Partnership for Urban South Hampshire (2009) South Hampshire Integrated Water Management Strategy

Consultee Comment	Response/comment and how it was addressed in the final SA Scoping Report (December 2015) (new text is <u>underlined</u> ; deleted text is shown as strikethrough)
	wherever possible.
Historic England	
<p>Request the addition of the following in paragraph 2.22:</p> <p><i>"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"</i></p>	<p>Agreed. This addition has been made to paragraph 2.22.</p>
<p>Request the addition of the following in paragraph 2.25:</p> <p><i>"In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance"</i> after the first indent.</p> <p>It could also be noted that the NPPF has other requirements for local plans in respect of the historic environment. In addition to the requirement for a positive strategy for the conservation and enjoyment of the historic environment, local plans should:</p> <ul style="list-style-type: none"> • include strategic policies to deliver the conservation and enhancement of the historic environment [156]; • contain a clear strategy for enhancing the natural, built and historic environment [157]; • identify land where development would be inappropriate, e.g. for its environmental or historic significance [157]; • be based on adequate, up-to-date and relevant evidence about the historic environment [158 and 169]. 	<p>Agreed in part. Paragraph 2.25 has been updated as set out below taking into account the points raised:</p> <p>Paragraphs under chapter 12, <i>Conserving and enhancing the historic environment</i> and <u>Plan-making pages 37-42</u>. Local Plans should:</p> <ul style="list-style-type: none"> • <i>Recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance;</i> • <i>Set a clear, positive strategy for the conservation, enhancement and enjoyment of the historic environment, based on up to date evidence;</i> • <i>Identify land where development would be inappropriate e.g. for its historic significance;</i> • <i>Take into account opportunities for positive contribution to historic assets, their settings and wider local character and distinctiveness;</i> • <i>When considering the impact of potential development on a designated heritage asset, great weight should be given to the assets conservation. The more important the asset, the greater weight the conservation should be.</i>
<p>We welcome the reference to the Historic Environment Record but the National Heritage List has only ten scheduled monuments, albeit some of which include more than one feature.</p>	<p>Noted and an addition to paragraph 6.35 has been made and shown below:</p> <p><u><i>The National Heritage List for England has 183 214 Grade II listing entries ed buildings in for Eastleigh Borough, some of which are for multiple structures. Nine of these are Grade II* listed, and 205 are Grade II listed.—There are no</i></u></p>

Consultee Comment	Response/comment and how it was addressed in the final SA Scoping Report (December 2015) (new text is <u>underlined</u> ; deleted text is shown as strikethrough)
	<i>Grade I listed buildings in the Borough.</i>
The designated wreck of the <i>Grace Dieu</i> lies partly within the Borough	Noted and a new paragraph (6.40) has been added as shown below (new text is underlined): <u><i>The designated wreck of the Grace Dieu lies partly within the Borough.</i></u>
Has the Council undertaken a survey of the grade II buildings in the Borough to determine whether any are at risk?	In work undertaken and information available to Officers, one Grade II listed building has been identified as 'at risk'. The text in paragraph 6.41 has been updated to reflect this: <u><i>Since 2008, Historic England (previously named English Heritage) has released an annual Heritage at Risk Register. This highlights the Grade I and Grade II* listed buildings, and scheduled monuments, wreck sites and registered parks and gardens in England deemed to be 'at risk'. No Grade I or II* listings in Eastleigh borough have been identified as 'at risk' on the 2014³. data for Eastleigh is included on the 2014 register for Eastleigh Borough. Grade II buildings are not included in the Historic England Heritage at Risk Register, however the Council has identified one Grade II listed building, the Peach House in Bishopstoke which is considered to be at risk.</i></u>
We welcome the recognition of the importance of non-designated historic features. Is there a comprehensive list of locally important heritage assets in the Borough?	Yes, the Council keeps a 'Local List' of buildings which are considered to be locally important heritage assets. Text has been updated in paragraph 6.42 to recognise this: <u><i>Historic features which do not meet the criteria for national listing or other national designation Non-designated historic features can comprise a significant aspect of heritage experienced on a daily basis by many people, and many buildings and other neighbourhood features are of general historic interest and important to local communities. Much of Eastleigh's historic environment resource is not subject to statutory designations. Buildings within the borough which do not meet the criteria for national listing but are considered locally important can be considered by the Council for the 'Local List'. Buildings on the Local List are encouraged to be retained because loss of the building and its setting would be detrimental to the appearance, character and townscape quality of the Borough. The 38 buildings on the Local List, but includes parks and gardens and transport related historic environment features. Likewise, not all nationally important archaeological remains are scheduled.</i></u>
Request recognition that new development 'can also create opportunities for new uses in old buildings and the enhancement of heritage assets'.	Noted and new text is added to recognise this in paragraph 6.83 (box): <u><i>Elements of this borough's historic environment, including archaeological remains and historic landscapes, may be at risk from neglect, and from development pressures. Development can create opportunities for new uses in old buildings and the enhancement of heritage assets. A degree of commercial exploitation of these resources, e.g. by encouraging visitor and tourism activity, has the potential to benefit the local economy, and to generate the funds needed to maintain these resources. This would also have benefits in terms of helping to maintain local character and distinctiveness.</i></u>
Request to see a reference to the settings of the heritage assets in Objective 13 and suggest that the second question be "Conserve and enhance the significance of heritage assets and their settings".	Agreed and text is updated to reflect this in relation to SA Objective 13 as shown below: <ul style="list-style-type: none"> • Conserve and enhance <u>the significance of heritage assets and their settings?</u>
Advice is given regarding out indicators or measures	Noted. These will be considered in the future progression of the SA work undertaken for the emerging Eastleigh Borough

³ Source: Heritage at Risk Register 2014, <http://risk.english-heritage.org.uk/>, [last accessed 2014]

Consultee Comment	Response/comment and how it was addressed in the final SA Scoping Report (December 2015) (new text is <u>underlined</u> ; deleted text is shown as strikethrough)
by which the Plan's policies and proposals can be assessed against the Sustainability Objectives and sub-objectives/questions.	Local Plan 2011-2036.
Natural England	
This paragraph (paragraph 5.30) explains that the potential to extend the existing runway is limited due to the constraints of the airport site which is bounded by the main railway line to London Waterloo to the north and west, a SSSI to the east and the M27 to the south. It would be good to also refer to the fact that the River Itchen is also a Special Area of Conservation (SAC) in this paragraph.	Agree and text (in paragraph 5.30) is updated to reflect this comment as shown below: <i>Potential to extend the existing runway is limited due to the constraints of the airport site which is bounded by the main railway line to London Waterloo to the North and West, <u>The River Itchen, a Special Area of Conservation and a site of Special Scientific Interest,</u> to the East and the M27 to the South. These constraints also restrict the amount of space for terminal expansion and additional aircraft stands, thus restricting the ability to realise the 2030 passenger numbers set out in the Southampton Airport Master Plan.</i>
NE suggest that the Sustainability Appraisal (SA) should recognise that some of the plan area is within the setting of the South Downs National Park. The SA should consider the protection given to protected landscapes and should refer to and/or reflect National Park management plan objectives as we would want to see the character of protected landscapes conserved and enhanced (both direct and indirect pressures can impact on character). We provide this advice as we would want to ensure that proposed developments close to the boundaries of protected landscapes (within their settings) take proper account of their impacts on the National Park.	Noted. A new paragraph has been added as shown below (paragraph 6.46): <i><u>The South Downs National Park adjoins Eastleigh Borough for a short stretch to the north east near Fair Oak and as such can be considered to be within the setting of the South Downs National Park. A Partnership Management Plan was prepared which sets out the objectives for managing the National Park between 2014 and 2019⁴. These objectives generally seek to conserve and enhance the special qualities of the South Downs National Park, for example, the character of the protected landscapes. A number of development pressures have been identified which include impacts from traffic on air quality and tranquillity, and impacts on the landscape from urbanisation. The South Downs National Park Authority is preparing a Local Plan for the National Park and this is currently in draft form. Parts of Eastleigh borough are within the setting of the South Downs National Park.</u></i>
NE suggest expanding objective 10 to set out criteria to firstly avoid, then mitigate and as a last resort compensate for adverse effects on biodiversity. The SA objectives should also recognise protection for biodiversity/geodiversity sites or landscape areas, distinguishing between international, national and local sites. Following on from this policy will need to set out that any proposal that adversely affects a European site, or causes significant harm to a SSSI will not normally be granted permission. In terms of European designations this will involve the	Agreed. The SA objective 10 is updated as follows : <i><u>10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range. Avoid, mitigate or, at last resort, compensate for adverse effects on biodiversity.</u></i> The 'will the policy approach under consideration...' box is updated as follows : <i><u>Have an impact on biodiversity and geodiversity (including protected species, habitats, sites and landscapes at international, national and/or local levels of nature conservation designation)?</u></i> <i><u>Provide new creation, restoration and/or enhancement opportunities for habitats and species?</u></i>

⁴ South Downs National Park Partnership Management Plan 2014-2019 <https://www.southdowns.gov.uk/wp-content/uploads/2015/01/SDNP-Partnership-Management-Plan-2014-19.pdf>

Consultee Comment	Response/comment and how it was addressed in the final SA Scoping Report (December 2015) (new text is <u>underlined</u> ; deleted text is shown as strikethrough)
<p>precautionary principle as outlined in the Habitats Regulations.</p> <p>It would be desirable to see the SA setting out an objective for planning positively for the creation, protection, enhancement and management of networks of biodiversity.</p> <p>It is also not apparent that the objectives consider biodiversity at a landscape scale across local authority boundaries – a strategic approach for networks of biodiversity should support a similar approach for GI.</p>	<p><u>Prejudice future biodiversity restoration?</u></p> <p><u>Support creation, protection, enhancement and/or management of networks of biodiversity</u></p> <p>The SA objective 11 'will the policy under consideration..' is updated with the following addition:</p> <p><u>Support local and/or strategic Green Infrastructure networks?</u></p>
<p>The SA objectives should protect and enhance public rights of way (PROW) and access. The assessment should consider the value of local PROW to health and wellbeing, access to nature and the countryside.</p>	<p>Noted. The following text has been added to the 'will the policy under consideration...' box for SA Objectives 2 and 11 (new text is shown underlined):</p> <ul style="list-style-type: none"> • <u>Protect and enhance public rights of way?</u>
<p>NE suggest for the report to recognise that parts of the Eastleigh Borough Council area falls within the 5.6km zone of influence for the Solent and Southampton Water Special Protection Areas (SPA), which is covered by the Solent Recreation Mitigation Partnership (SRMP) strategic solution.</p>	<p>Agreed. A new paragraph has been added to reflect this (paragraph 6.10):</p> <p><u>In relation to development proposals across south Hampshire, particular concern was raised about the impact of migrating and over-wintering birds on the Solent shores from increases in recreational pressure on the coast. Increased recreational activity is likely to lead to increased disturbance of waders and wildfowl which reduce their opportunities to feed and mean they may have insufficient energy for the winter months, thus there could be a reduction in the bird population. The Solent Disturbance and Mitigation Project was established to conduct research into these concerns and provide advice on avoidance and mitigation. In response to this, local authorities and partner organisations in south Hampshire and the Solent area have established the Solent Recreation Mitigation Partnership, of which the Council is part of, which will coordinate implementation and monitoring of the interim strategy and, in due course, the definitive mitigation strategy. In principle, the interim strategy requires a contribution for every net additional dwelling toward the interim package of mitigation measures which include, for example, rangers, a project officer and monitoring scheme⁵.</u></p>
<p>Ancient woodland should be recognised as a resource in the area, and objectives established to protect ancient woodland and aged or veteran trees. (NPPF paragraph 118).</p>	<p>Agreed. A new paragraph (paragraph 6.17) and a new map (figure 6.4) have been added to reflect this. New is text shown below:</p> <p><u>There are pockets of ancient woodland throughout the borough and close to the borough boundary in neighbouring local authority areas. Ancient woodland is an irreplaceable resource and face a number of challenges including fragmentation and suitable management.</u></p>
<p>Hampshire County Council</p>	
<p>HCC suggests that paragraph 2.46 is reworded to indicate that the Flood and Water Management Act</p>	<p>Noted. Paragraph 2.46, page is updated as follows:</p>

⁵ <https://www.portsmouth.gov.uk/ext/documents-external/env-srmp-interim-mitigation-strategy.pdf>

Consultee Comment	Response/comment and how it was addressed in the final SA Scoping Report (December 2015) (new text is <u>underlined</u> ; deleted text is shown as strikethrough)
<p>2010 also requires the LLFA to undertake a Local Flood Risk Management Strategy (LFRMS). The strategy is available on the County Council's website http://www3.hants.gov.uk/flooding/hampshireflooding/floodriskstrategy.htm The LFRMS should be referred to as part of the evidence base. Also that nowhere in Hampshire had 'significant flood risk areas' identified within the Preliminary Flood Risk Assessment (PFRA) process, accordingly, there was no requirement to complete a Flood Risk Management Plan or hazard mapping.</p>	<p><i>The EU Floods Directive aims to provide a consistent approach to flood risk management across Europe. The approach is based on a 6 year cycle of planning which includes the publication of a Preliminary Flood Risk Assessments (PFRA). <u>Nowhere in Hampshire has 'significant flood risk areas' identified within the Preliminary Flood Risk Assessment (PFRA) process, accordingly, there was no requirement to complete a Flood Risk Management Plan or hazard mapping.</u> hazard and risk maps and flood risk management plans. The Flood and Water Management Act builds on the <u>Floods Directive</u> by clarifying who is responsible for managing different sources of flood risk <u>and encouraging more sustainable forms of drainage.</u> <u>County and Unitary authorities are designated Lead Local Flood Authorities required to put in place an asset register, investigate significant flood events, consenting powers on ordinary water courses</u> and encourages more sustainable forms of drainage in new developments by introducing new <u>and duties relating to the approval of Sustainable Urban Drainage Systems (SuDS).</u> <u>The LLFA also prepares a Local Flood Risk Management Strategy.</u></i></p>
<p>It should also be acknowledged that the PUSH Strategic Flood Risk Assessment (SFRA) was completed some time ago in 2009 and that the other evidence documents such as the Surface Water Management Plan and the Groundwater Management Plan were completed before the flooding in 2013/2014 and so they would need to factor in any recent flooding when considering the appraisal – it is not clear how this will be undertaken.</p>	<p>Noted. Paragraph 2.47 is updated as follows: <i>The Environment Agency prepares Catchment Flood Management Plans and a Strategic Flood Risk Assessment has been carried out for the PUSH area <u>which is being updated</u>⁶. Other sources of flooding are covered in the Surface Water Management Plan and Groundwater Management Plan. The North Solent Shoreline Management Plan (SMP), which covers the coastline of Eastleigh, seeks to balance the management of coastal flooding and erosion risks with natural processes, and the consequences of climate change. <u>More recent flooding which has occurred after these documents were published will also be considered as part of the SA by using up to date data sets and through an update to the Strategic Flood Risk Assessment currently being undertaken.</u></i></p>
<p>Paragraph 6.81 refers to the NPPF and the Sequential Test and reproduces the four flood risk zone classifications. Whilst these refer to the annual probability of river or sea flooding in any year, when applying the sequential approach advocated in the NPPF to potential sites all sources of flooding must be considered. Consequently, any site specific Flood Risk Assessment has to include all sources of existing flood risk and the management of that risk.</p>	<p>Noted. New paragraph 6.82 is added: <i>6.82 <u>Site specific Flood Risk Assessments will need to consider and assess other sources of existing flood risk (ordinary water courses, surface and ground water) and the management of any risk.</u></i></p>

⁶ Atkins (2009): PUSH Strategic Flood Risk Assessment: <http://push.atkinsgeospatial.com/Default.aspx>

Table A1.2: SA of the Issues and Options document Consultation Responses and Comments (consultation occurred between December 2015 and February 2016)

Note that the comments in the final column refer to actions that were taken to address consultation comments in this report (SA of the Proposed Submission Local Plan). The updated baseline information and review of plans, policies and programmes can be found in **Appendices 2 and 3** respectively of this full SA Report.

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
Hamble Parish Council	
The justification states that “the proportion of affordable housing which could be delivered in currently uncertain until further work is undertaken by the site promoter”. HPC suggest that in accordance with Annex 4 the scoring criterion should be 0 - Insufficient evidence is available to make a determination.	The assessment is in line with other assessments in that all Strategic Locations providing housing are expected to provide the typical proportion of affordable housing. Uncertainty is recognised in the scoring and justification text.
The assessment is in accordance with the criteria in Annex 4 however HPC would suggest that as there is no evidence to indicate the provision of specialised housing needs the criteria are inappropriate. It considers that that there should a means of indicating a neutral response based on lack of evidence as for 1.1.	The assumptions are considered appropriate. Provision of specialised housing is a key issue for the borough therefore the assumptions help highlight where this could be provided.
The facilities quoted as justification are minor, restricted to specific groups and not available at all times. The assessment is also dependent on where the housing would be located and no additional facilities are proposed. HPC considers that this marking should be 0.	The assessment is in line with the assumptions presented in Appendix 4 of the Issues and Options SA Report. SA is a strategic process, considering presence or absence of selected categories of existing facilities rather than a detailed review of local facilities.
The justification is incorrect and the score is wrong. Blackthorn healthcare facility has one site and it is further than 1km from the development site due to the railway line being between the two sites and this can only be crossed at two points. There are no dental facilities at Blackthorn and these would also be more than 1km from the development site. Hamble is located over 10 miles from the nearest major hospital and given the east-west nature of the transport links most journeys for outpatient appointments are by car. HPC considers that the score should be 0.	The site is within 1km of Blackthorn healthcare facility, taking into account available places to cross the railway line. Note that distance thresholds are measured from the edge of the site, although a significant portion of the site lies within 1km of this facility. Reference to both sites was due to a mapping symbology error, but does not affect the assessment. Reference to both sites will be removed in future iterations of the SA.
The development is on a site which is already in the Minerals Plan to be restored as an open site for public use. There are already a significant number of sports pitches in the parish and we are unaware of the need for additional facilities.	The EBC Playing Pitch Strategy Update 2014 indicates a deficit of 5 junior and 1 mini football pitches in Bursledon, Hamble-le-Rice and Hound (current at the time of SA assessment). The emerging EBC Sports Facility Needs Assessment & Playing Pitch Strategy Update suggests that current facilities are likely to meet existing demand

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
HPC considers that the scoring should be '+’.	but are unlikely to be able to accommodate future demand due to population growth.
The site is already publicly accessible open space and included in the Minerals Plan to be restored for public use. The development would result in the loss of publicly accessible local space and should be scored '-’.	Hamble Airfield is not designated as publically accessible open space and as minerals extraction has not taken place, proposals to restore the site for public use have not been brought forward. The Council has informed us that the site is used informally for recreation, but this cannot be considered public open space in planning terms.
HPC considers that the benefits stated in the justification are doubtful due to the geographical constraints of crossing the railway line for cyclists and walkers.	The score is in line with the assumptions presented in Appendix 4 of the Issues and Options SA Report. There are routes for crossing the railway line via Hamble Lane and Satchell Lane for pedestrians.
The location is 8 miles from a major railway station and the only practical means of reaching it is by road thus increasing traffic on a route that is already severely congested.	Noted. The SA is in line with this.
The development is likely to be more than 400 m from Hamble Station and that this score should be '0’.	As stated in the SA report, Hamble railway station is immediately adjacent to the north western part of this location. The methodology is consistent throughout the SA in considering distance thresholds from the edge of the location boundary.
The information in the justification is incorrect as bus route 6 does not go to Hedge End but Southampton. There is no public transport for journeys to the north of Hamble. (See comment on 4.4).	Noted. We have verified that bus route 6 runs to Southampton via Netley and Woolston and will update this in future iterations of the SA. However, this does not alter the assessment result.
This justification depends on the location of the development Furthermore GE Aviation is a long established business in Hamble and the occupants on the proposed development would be unlikely to be employed there. HPC considers that the methodology is flawed.	The methodology is consistent throughout the SA in considering distance thresholds from the edge of the location boundary. The assessment is in line with the assumptions in Appendix 4 of the Issues and Options SA Report.
See comment on 3.1(a).	See above
See comment on 3.1(b)	See above
See comment on 3.1(c).	See above
See comment on 3.1(d). A consequence of the lack of public transport to the north of	See above

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
Hamble results in most residents being dependent on a car which is then used for a variety of functions.	
See comments on 3.1(e). Unless all the employees of GE move house and then walk or cycle to work it is unclear how this score can be justified or why it should be the same as the answer to 3.1(e). The location close to GE Aviation is not relevant to reducing road traffic and congestion and does not reduce the need to travel by car/lorry.	See above. This objective is not directly related to reducing road traffic but about locating new housing close to employment opportunities (which may, as a secondary effect, reduce commuting, traffic, related emissions etc.). Both 4.5(a) and 3.1(e) assess the likelihood and potential benefits of locating development near to employment areas.
If there is employment development at this location it will increase road traffic and congestion. Hamble is a relatively expensive area to live and the employees in the development are likely to come from other areas.	This objective relates to providing employment near to major population centres, which would provide accessible employment opportunities. The SA acknowledges that employment provision at this location is not adjacent to a major population centre and therefore a minor negative score is identified. SA is a strategic process and does not consider the commuting habits likely to be associated with individual employers.
See comment on 2.2.	See above.
The justification describes Coronation Parade as a 'local centre'. In reality it is a very small row of shops with two small convenience stores, pharmacy and Post Office. The bulk of Hamble residents shop at Tesco or Hedge End retail park and HPC considers that the residents of the proposed development would behave in the same way. HPC considers there would be adverse effect on traffic and congestion. This is another example of a flawed methodology.	This objective uses local centre mapping data provided by EBC. In this objective, local centres refer to places where residents can access basic services, such as shops (including convenience shops), pharmacies and post offices. It does not necessarily relate to where the majority of residents are expected to do most of their shopping.
The scoring for this question depends on the location of the development. HPC considers that a score of '0' would be more realistic. No mention is made of capacity which is currently an issue with Hamble Primary School with some village children having to travel outside the village to school.	Consistent with other assessments, distance thresholds have been measured from the edge of the site. The assumptions in Appendix 4 of the Issues and Options SA Report explain that 'capacity of existing schools would need to be explored outside of the SA process'.
Agree with justification although HPC considers the impact of these barriers to be understated with consequential greater increase in traffic and congestion.	The issues of traffic and congestion are considered as part of SA Objective 3, other assessment questions for SA objective 4 and SA objective 6.
The simple answer is 'No'. However HPC agree with justification although they remain puzzled as to why this site was included for employment/residential development in the	Noted.

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
revised Local Plan when it is already included in the approved Hampshire Mineral Plan and the plans are meant to be complementary.	
Agree with the justification but the provision of allotments is equally possible if the site were used for mineral extraction.	Noted.
HPC considers that the scoring is wrong and the justification incorrect.	The score and justification are in line with the SA framework and assumptions presented in Appendix 4 of the Issues and Options SA Report. It is not clear why HPC disagree with the SA score and justification.
<ul style="list-style-type: none"> - There are no comments provided for Hamble 2 as the location of this site is unclear. Is it located to the west or east of Hamble Lane? - The appraisal methodology is noted, however there is concern over the approach taken and the questions posed. It is difficult for an overall view to be taken. - In the analysis of Hamble 1 there is a lack of consistency about the location of the development within the site. This affects the marking of the individual questions and is likely to result in an unintentional skewing of the results at best and, at worst, the accusation of 'cherry picking' the location to get the most positive answer. 	<p>As per Appendix 5, Hamble 2 is named 'West of Hamble Lane (south of Hamble Primary School).</p> <p>The SA framework was developed at scoping stage and subject to consultation for five weeks from June 2015. Updates were made in line with comments received. In addition, assumptions have been presented in Appendix 4 of the Issues and Options SA Report to ensure assessments are consistent.</p> <p>The assessment of Hamble 1, and all strategic location options, consistently uses the boundary of the site from which to measure distance thresholds. By treating the entire location as a site, the SA makes no assumptions about where within that location development will be located.</p>
SA1: Housing: Any housing development would, by definition, meet this objective however there is no indication that location Hamble 1 would provide special needs or affordable housing.	This objective focuses on the need to meeting the housing need in terms of affordable and specialist housing. In line with other Strategic Location assessments, residential development is expected to provide at least the typical proportion of affordable housing. The SA also recognises the scope for provision of other elements of identified housing need.
SA2: Safeguard and improve community health, safety and wellbeing: The methodology does not give any weight to activity that is not an organised team sport on playing fields. There is no recognition of water based sports or solitary land based leisure activity such as walking, running and cycling.	SA question 2.4 considers public open space, which provides opportunities for informal recreation, as well as consideration of cycle and footpath networks. Water-based activities have not been considered, due to the fact that these are generally less accessible to the general public as they require specialist equipment, instruction and often club membership.

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
<p>SA3: Develop a dynamic and diverse economy SA3: Develop a dynamic and diverse economy: The methodology does not enable the potential adverse effects on existing businesses to be assessed. There are already concerns about access with some smaller businesses considering relocation.</p>	<p>Relocation of small businesses was not identified as a key issue in the Borough and is not, therefore, considered a strategic issue to be considered through the SA. Question 3.3 of the SA framework considers loss of existing employment land.</p>
<p>SA4: Road traffic/congestion: For the residents of Hamble the conclusions of this section are difficult to comprehend given the current problems of Hamble Lane and the lack of appreciation of the geographical constraints of the peninsula and the railway line. The site location abuts Hamble Lane for a short distance immediately south of the railway bridge and it is extremely difficult to envisage that there could be safe access to the site from Hamble Lane. Access from other point of Hamble 1 would put pressure on other junctions and reduce the potential sustainability benefits of the scheme. HPC is also concerned that this section is based on the misunderstanding the Route 6 bus goes to Hedge End. There is no public transport access along the length of Hamble Lane resulting in car dependency for shopping, access to hospitals etc. and this is a route which currently has major congestion issues.</p>	<p>Impacts of development on congestion are difficult to predict, particularly for strategic growth sites, as this depends on behaviour of residents. As such, the SA assesses the presence of measures to reduce congestion, such as proximity or provision of sustainable transport links.</p> <p>Access would depend on the layout and design of development. Whilst access is not assessed through the SA, it has been assumed that safe access would be achievable in order for this to be considered as a reasonable alternative.</p> <p>We have verified that bus route 6 runs to Southampton via Netley and Woolston and will update this in future iterations of the SA. However, this does not alter the assessment result as the location is within 300m of a semi frequent bus service.</p>
<p>SA5: Protect and conserve natural resources: The methodology does not highlight the fact that this development would reduce natural resources compared to the approved Hampshire Mineral Plans under which the complete site would revert to open land after gravel extraction.</p>	<p>This is assessed through SA question 5.3. The location scored negative with regards to this question because it would lead to development on greenfield land.</p>
<p>SA6: Reduce air, soil, water, light and noise pollution: HPC considers that the assessment underestimates the additional pollution caused by the additional traffic on Hamble Lane and any mitigation is unlikely. The methodology does not address light pollution.</p>	<p>SA objective 6 considers pollution. The assessment recognises potential for decreases in air quality and states that 'A detailed air quality assessment would be required to determine impacts on existing air quality. Light pollution is considered as part of SA objective 6: Reduce air, soil, water, light and noise pollution.</p>
<p>SUMMARY: The benefits of this option are not agreed with.</p>	<p>Addressed via the points above.</p>
<p>Hampshire & Isle of Wight Wildlife Trust</p>	
<p>Acknowledge the constraints within the borough with regard to available space would like to see measures aimed at avoiding further fragmentation of habitats. Would like to see</p>	<p>Noted.</p>

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
development proposals located away from important ecological resources, identified through network mapping, and further investigations exploring the potential for the densification of existing developed areas or brownfield sites (that are not of high ecological value).	
Table identifies 21 BAP species found in Eastleigh, however, this is based on assessments made in 2006, 2007, and 2008 and therefore this information is significantly out-dated.	This data was drawn from the Hampshire Biodiversity Information Centre and was the most up to date available at the time of preparation of the SA Scoping Report. Updated baseline information to an appropriate level of detail will be included in future iterations of the SA Report, if available.
Makes reference to the damaging effects of air pollution on biodiversity, however it only seeks to mitigate the impact upon a subset of features of designated sites, rather than biodiversity as a whole. Requests that the Local Plan includes a policy requiring measures aimed at reducing the predicted adverse impacts on the environment as a whole, since this will benefit biodiversity and human health.	<p>The sustainability issues recognised by the SA include pressure on biodiversity from pollution, including poor air quality. As a strategic level assessment, the SA of strategic locations/strategic spatial options focuses on potential effects on internationally designated biodiversity sites and does not attempt to explicitly consider the sensitivities of all habitats that are potentially sensitive to air pollution. However, the assessment criteria under SA objective 4: Road traffic/ congestion will also help to identify the potential effects of Local Plan proposals in achieving reductions in road traffic and hence air pollution.</p> <p>Noted.</p>
Hampshire County Council	
<p>The County Council as Public Health Authority wishes to highlight that there is more up to date data on health areas available on the local Eastleigh Health Profiles 2015 – the links is: http://www.apho.org.uk/resource/view.aspx?RID=50215&SEARCH=Eastleigh&SPEAR=</p> <p>Similarly, the County Council wishes to point out that the Index of Multiple Deprivation data is out of date – there is now an IMD 2015 – the link is: https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015</p>	Updates to baseline information will be included in future iterations of the SA.
Dr Stephanie Merry	
Development of Hamble Airfield is described as providing large scale open space. This is an oxymoron, since the area in question (Hamble Airfield) is already public open space and the	Hamble Airfield is not designated as publically accessible open space and as minerals extraction has not taken place, proposals to restore the site for public use have not

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
<p>proposal is to build on it.</p> <ul style="list-style-type: none"> SA 2.2 suggests that proximity to Blackthorn Health centre is a significant positive impact, but this does not take into consideration the fact that the Health Centre is already over-subscribed. SA2.3 addresses under-provision of sports facilities. Hamble is not under-provided with sports facilities. There is a sports college with swimming pool, gym, football pitches etc., community sports facilities, a tennis club, a squash club, football pitches on the GE Aviation site and a cricket pitch in Victoria CP. The proposed development would be in addition to these facilities already provided at good value to the community and do not constitute a significant positive impact. SA 2.4 Addresses provision of open space – see first bullet point 	<p>been brought forward.</p> <p>The Council has informed us that the site is used informally for recreation, but this cannot be considered public open space in planning terms.</p> <p>The assumptions presented in Appendix 4 of the Issues and Options SA Report acknowledge that 'Capacity of existing GP surgeries would need to be explored outside of the SA process'.</p> <p>The EBC Playing Pitch Strategy Update 2014 indicates a deficit of 5 junior and 1 mini football pitches in Bursledon, Hamble-le-Rice and Hound (current at the time of SA assessment). The emerging EBC Sports Facility Needs Assessment & Playing Pitch Strategy Update suggests that current facilities are likely to meet existing demand but are unlikely to be able to accommodate future demand due to population growth.</p>
Historic England	
<p>Comments regarding the Scoping Report only.</p> <p>In paragraph 1.6, "Heritage England" should be "Historic England". In paragraph 2.2 the National Planning Policy Framework is now nearly four years old, so it is inaccurate to describe it as "new". In paragraph 2.5 "principle" should be "principal" and reference could be made to the statement in paragraph 9 of the NPPF that "Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment".</p>	<p>Noted.</p>
<p>In paragraph 2.22, it should be noted that the core planning principles include "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations".</p>	<p>Noted.</p>
<p>In paragraph 2.25 it could be noted that the NPPF also requires local plans to "include strategic policies to deliver the conservation and enhancement of the historic environment" [156] and "contain a clear strategy for enhancing the natural, built and historic environment [157]. We welcome paragraph 2.33.</p>	<p>Noted. Updates to baseline information were presented in Appendix 3 and will be updated in future iterations of the SA, where relevant.</p>

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
<p>We welcome the recognition of the Borough's railway, maritime and aviation history in paragraph 6.31. As regards paragraphs 6.33 and 6.35, the National Heritage List for England has 182 listing entries for Eastleigh Borough, although some of these may be for more than one property. The List also identifies ten Scheduled Monuments, one Registered Historic Park and Garden and currently one Protected Wreck. It is possible that some of the 500+ archaeological records for the Borough are of national importance, but not scheduled for one of a number of reasons (as recognised in paragraph 6.39).</p>	<p>Noted.</p>
<p>In paragraph 6.34, the Planning (Listed Buildings and Conservation Areas) Act 1990 does more than give local authorities the power to designate Conservation Areas; it actually imposes a duty on local authorities to determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance (as conservation areas) and to review this function from time to time.</p>	<p>Noted. Future SA reports will be amended to reflect this.</p>
<p>Paragraph 6.38 should now refer to the 2015 Heritage at Risk Register. A survey of the borough's Grade II listed buildings should be included in the baseline evidence or identified as a data gap.</p>	<p>Noted.</p>
<p>Paragraphs 6.39, 6.45 and 6.82 are welcomed – although the historic environment might be under pressure generally from future development.</p>	<p>Noted.</p>
<p>SA objectives 12 and 13 are welcomed. Indicators should include % of Conservation Areas in Eastleigh Borough with an up-to-date character appraisal and the number and proportion of heritage assets at risk.</p>	<p>Noted.</p>
<p>Other indicators to consider are the number of local listed heritage assets; the number of major development projects that enhance the significance of heritage assets or historic landscape character; the number of major developments that detract from the significance of heritage assets; and the percentage of planning applications where archaeological mitigation strategies were developed and implemented.</p>	<p>Noted.</p>
<p>Natural England</p>	

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
Concurs with the interim findings of the SA for the options proposed in the plan document.	Noted.
Helen Rees	
Mortimers Lane (B3037), which features in a number of the Local Plan Options, is not sufficiently identified as a flood risk area in the SA but is flooded on a regular basis at its lower end. To the North of Option C, and within this broad spatial area, there are domestic dwellings that have repeatedly suffered from flooding; the additional development will, due to removal of land that absorbs surface water, result in further flooding in these established properties.	The SA considers both surface water flooding and Environment Agency Flood Zones (risk of flooding from rivers and sea) through SA framework question 7.2. High risk of flooding is discussed in the SA of Strategic Spatial Option C and Strategic locations Fair Oak 1, Fair Oak 2, Fair Oak 3 and Fair Oak 7, which include/are next to Mortimers Lane.
Options B and C would increase the volume of traffic on Mortimers Lane with road safety risks	The issues of traffic and congestion are considered as part of SA Objective 3, SA objective 4 and SA objective 6. Detailed highways assessments are beyond the scope of the SA.
Mr M L Waterman	
Same points raised by Helen Rees (above)	See responses to Helen Rees' representation above.
Terence O'Rourke for consortium of developers Miller Homes; Gleeson Developments; Welbeck Land; Bovis Homes; Taylor Wimpey Strategic Land	
Council excluded land to the west and north-west of Boorley Green from the Issues & Options Local Plan as a reasonable alternative to be subject to SA on the basis that the planning merits of recently refused planning permission had already been considered and dismissed as inappropriate. Consultee challenges this because permission was refused by reference to out of date and unsound planning policies and because the NPPF's presumption in favour of sustainable development requires the Local Plan to meet OAN. Consultee has provided their own appraisal of the excluded site against the SA framework.	Whilst it is the role of the SA to assess all reasonable alternatives, this relies on the Council identifying those alternatives. The consultee states that 'the SA process has not been correctly undertaken' but provides no grounds for this. We have not reviewed the consultee's alternative SA in detail. However, it seems that the SA undertaken by Terence O'Rourke includes detail that was not available for other sites such as potential provision of or contributions to local services and facilities. LUC's SA of site options only considers information that was available for all site options to ensure that all options are considered on a consistent basis.
Persimmon Homes	
Objects to the omission of smaller sites (<200 homes) from the Issues and Options document and hence the SA; fails to describe a site size threshold filtering process in	At this stage the Council is considering strategic locations that could make the largest contributions to development in the Borough. Smaller sites will be considered

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
reasons for selecting the alternatives dealt with, thereby implying small sites are not considered reasonable.	at a later stage in the process. The SA will assess these when they have been identified by the Council.
States that the SA assesses Gaps and setting but the evidence base is incomplete without a Borough-specific Gap review and landscape assessment.	The SA at the Issues and Options stage was based on the most up to date and relevant information available at the time - EBC officer judgements. EBC has since carried out a formal assessment of the potential effects of allocations on countryside gaps - this will form the basis of SA scores at the Proposed Submission stage.
Objects to the omission of smaller sites (<200 homes) from the Issues and Options document as per preceding representation. Specifically objects to the exclusion of site at Grange Road, Botley as a reasonable alternative within the Issues & Options and accompanying SA.	See above.
Questions the usefulness of assessing the housing numbers options as it is not the job of the SA the objectively assessed needs of the Borough and due to the need to make assumptions about how the different amounts could be achieved.	The SA is required to assess the sustainability implications of all reasonable alternatives being considered by the Council for Local Plan policies, including the total amount of housing to be provided.
States that the question mark (?) relating to the assessment of SA Objective 1 for quantum option D should be removed.	The question mark relates to the unknowns of aiming to deliver such a higher housing number than in previous years.
SA1.1: Persimmon anticipates this site making a fully policy compliant contribution to affordable homes therefore should be scored ++ not +?.	As per the assumptions in Appendix 4 of the Issues and Options SA Report, significant positive effects (++) are only identified where there is evidence that 40% or more of the housing offer will be affordable housing. As with other strategic locations, it has been assumed that a typical proportion (35%) of affordable housing will be provided but the uncertainty reflects that there was no evidence regarding this available from the site promoter.
SA1.2: Agree there is potential to provide for other elements of identified housing need. In particular, provision for a care facility would be most appropriate. Persimmon are more than willing to accommodate such needs if they are required as the proposals are refined. Therefore score should be ++ not +?.	This was not included in the proposal information that informed the SA.
SA2.1: Community facilities are provided locally - additional provision is also shown on the master plan but space is available for other facilities if required. Amend + score to ++.	This was not included in the proposal information that informed the SA.

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
SA2.4: It can be confirmed that the large scale open space is to be transferred to public ownership for informal recreation, providing an asset and protection of the 'strategic gap'. Southern part of the site is adjacent to Hamble Recreation Ground and changing in Hamble Village - this is not a small open space and should be recognised. Score should be changed from +++? to ++.	Uncertainty relates to delivery of this open space.
SA2.5: There are excellent connections to the existing cycle network. The network is proposed to be further enhanced with a cycleway to Hamble Station. Score should be changed from + to ++.	This was not included in the proposal information that informed the SA of Strategic Location options.
SA4.5(b): The assessment wrongly refers to distance from an employment centre = needs to be reassessed. Score should be ? not +.	This is a typo in the assessment and should read 'The location is over 1.0km from a major population centre'. However, score should remain negative as the site is further than 1.0km from a major population centre.
SA4.11: Hamble Lane crosses the railway - we do not see the railway as a geographical barrier. It would be no different if there was agricultural land in between; Hamble Lane would still be the access route.	The assessment is in line with the assumptions in Appendix 4 of the Issues and Options SA Report. The potential to provide new or enhanced pedestrian access between a strategic site and nearby services and facilities is reduced by barrier features such as railway lines.
SA5.1: See main response - we are confident that prior extraction will be achieved. Indeed the potential for residential development will encourage the extraction of minerals and should be seen as positive. Score should be + not -.	The assessment is in line with the assumptions in Appendix 4 of the Issues and Options SA Report. There is no guarantee that minerals would be extracted prior to development.
SA5.2: Only a small part of the site is classified as higher quality (Grade 1) and this is in the area proposed to be retained as open land so is not affected; the rest is not classified as agricultural. The whole site is to be subject to an allocation for mineral extraction so the agricultural quality is irrelevant. Score should be 0 not --.	Consistent with other assessments and in line with the assumptions in Appendix 4 of the Issues and Options SA Report, the proportion of Grades 1 or 2 agricultural land has not influenced the SA score. The layout of the site is not certain and therefore cannot be taken into account in the SA. In addition, the allocation for minerals extraction is not relevant as there is no guarantee that this will take place.
SA5.3: Whilst technically greenfield the site is allocated for mineral extraction so the land would be degraded. Score should be + not -.	The allocation for minerals extraction is not relevant as there is no guarantee that this will take place.
SA5.4: There is scope within the areas for allotments or a community farm. These can be incorporated as the proposals are refined moving forward. Suggest + not +? score.	This was not included in the proposal information that informed the SA of Strategic Location options.

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
<p>SA6.1: Master plan indicates development to the south and there is a good distance between the proposed housing and Hamble Lane so housing should not be assumed to be affected by noise in advance of detailed studies. Score should be 0 not -?.</p>	<p>The layout of the site is not certain and therefore cannot be taken into account in the SA.</p> <p>In addition, the role of the SA is to identify all potential issues, therefore in advance of detailed studies a precautionary approach has been taken, with the related uncertainty acknowledged.</p>
<p>SA6.2: Residential development would follow mineral extraction and any backfilling controlled to avoid land contamination.</p> <p>Submitted highway assessment concludes scheme will have only marginal impact on traffic and hence air quality and scheme will be well placed to contribute to planned improvements to Hamble Lane and the M27 junction.</p> <p>We find it incredulous that the assessment seeks to penalise a mixed use scheme because "the combination of employment and residential uses on site are likely to adversely impact on each other" but agree a noise assessment will be required to establish appropriate site layout.</p> <p>Score should be 0 not --?.</p>	<p>The assessment results discussed by Persimmon are all in line with the SA framework and assumptions presented in Appendix 4 of the Issues and Options SA Report. This helps to ensure that the SA assesses all options in the same level of detail. As such, the submitted highway assessment has not been taken into account in the SA.</p> <p>The allocation for minerals extraction is not relevant as there is no guarantee that this will take place. Presence of contaminated land and remediation of this is uncertain.</p>
<p>SA7.2: Only a very small part of the site is subject to intermediate surface water flood risk and not in an area proposed for development. In any case, whole site is subject to prior extraction of minerals so existing flood risk is irrelevant. Score should be 0 not --?.</p>	<p>Consistent with other assessments and in line with the assumptions in Appendix 4 of the Issues and Options SA Report, the proportion of the site that lies within an area of immediate surface water flood risk has not influenced the SA score. The layout of the site is not certain and therefore cannot be taken into account in the SA. In addition, the allocation for minerals extraction is not relevant as there is no guarantee that this will take place.</p>
<p>SA10.5: Although the site lies in the Solent Coast, Hamble Estuary and Ford Lake priority biodiversity area it does not provide any of the priority habitats identified. Furthermore, the site is subject to prior extraction of minerals so the existing tussock grassland and shrubs will already have been affected. Score should be 0 not -?.</p>	<p>The SA has identified the presence of tussock grassland and scrub, which have biodiversity value that could be lost to development. The allocation for minerals extraction is not relevant as there is no guarantee that this will take place.</p>
<p>SA10.6: It should be recognised that prior extraction of minerals is a requirement; there is more than enough room to provide mitigation. Score for both objectives should be 0 not -</p>	<p>The allocation for minerals extraction is not relevant as there is no guarantee that this will take place.</p> <p>SA assessments identify effects of development 'pre-mitigation', as mitigation</p>

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
?.	measures have not been identified and cannot be certain at this stage.
SA12.1: Master plan submitted as part of call for sites and the revised scheme show housing development outside of the strategic gap. Score should be 0 not -?.	The layout of the site is not certain and therefore cannot be taken into account in the SA.
SA12.3: Master plan provides for open land between Hamble Lane and Satchell Lasner to remain open. Score should be 0 not -?.	The assessment is in line with the SA framework and assumptions in Appendix 4 of the Issues and Options SA Report.
Mr Geoff Matthey	
Concerns about existing traffic problems along Bishopstoke road and states that Bishopstoke is at its development capacity.	The comment does not directly link to any of the material in the Sustainability Appraisal. SA objective 4 considers road traffic/congestion in terms of easing this via sustainable modes of transport. As the SA is a strategic assessment, analysis of local traffic conditions across the borough is not within the scope of the SA.
Alison Farmer	
Provides comment on strategic location options Fair Oak 1 and Fair Oak 2 in relation to Park Hills Wood. Refers to sustainability objectives 6.2 - Pollution, 8 - Climate Change, 10.1 - HRA screening, 10.2 - SSSI, 10.4 - SINC, 10.5 - Biodiversity, 10.7 - biodiversity network, 10.8 - ancient woodland, 12.3 - character of the countryside. She believes that development in this area would have a negative impact on Park Hills Wood and Hall Lands Wood and would contravene the Eastleigh Borough Biodiversity Action Plan.	See responses to specific SA objectives below.
SA6.2: Proposed link road would adversely affect currently high tranquillity score (see CPRE tranquillity map 2007) and potentially the wildlife of Park Hills Wood due to noise pollution, air pollution (NOx emissions), and light pollution.	<p>The assessment is in line with the SA framework assumption in Appendix 4 of the Issues and Options SA Report. With regards to noise and light pollution, it is not considered that the development raises concerns that cannot be addressed by mitigation. Whilst noise impacts on wildlife are important, tranquillity relates to the experience of people and includes factors other than noise.</p> <p>Potential significant negative effects of development on air quality have been recognised in the SA.</p>
SA8: Construction of a new link road between B3354 and B3037 would encourage car use by relieving congestion, thereby increasing greenhouse gas emissions	As stated in the SA report, SA objective 8 will be used in the appraisal of development management policies. SA objective 4: Reduce road traffic/congestion

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
	considers reduction of traffic through considering access to sustainable modes of transport.
SA10.1: Water from area of Park Hills Wood drains to River Itchen which is of high conservation value therefore vital to avoid pollution of water runoff from this area and to carry out HRA as River Itchen is a European site.	HRA is being undertaken alongside the SA process. The SA recognises that the locations are within the HRA screening zone.
SA10.2 & 10.3: Options A, B & C all include proposals for development within 200 m of Park Hills Wood SINC which should be assessed in addition to effects on SSSIs	Potential effects of development on SINC are assessed via objective 10.4. The '200m' rule for assessments is only applied to statutory nature conservation sites (SINC are non-statutory designations).
SA10.5: Options A and B would involve development either very close to or within Crowdhill Copse, which is a Priority Biodiversity Area.	SA objective 10.5 refers to protected species, whose presence is not necessarily linked to Priority Biodiversity Areas. Priority Biodiversity Areas are assessed against SA objective 10.6. The Stoke Park PBA will be acknowledged specifically in the next iteration of SA.
SA10.7: The land around Park Hills Wood is crossed by hedgerows and other corridors for species movement to and from it. Urban development is very likely to disrupt these corridors partially or completely, with consequent harmful effects on wildlife within Park Hills Wood SINC.	Potential loss of hedgerows has been acknowledged and assessed in relation to this objective.
SA10.8: Crowdhill Copse is an Eastleigh BAP priority habitat; Parks Hills Wood is a SINC and Ancient Woodland with characteristics of a BAP priority habitat and although it lies outside of Eastleigh Borough it is continuous with Crowdhill Copse; both are likely to be impacted by Options A, B & C. The consultee draws attention to the Forestry Commission and Natural England planning and development guidance 'Ancient Woodland and veteran trees: protecting them from development'. In particular, the consultee expresses concerns about potential damage to ancient woodland, particularly in terms of urban edge effects, including trespassing.	The SA acknowledges potential effects on ancient woodland, including Park Hills Wood, in the assessment against SA objective 10.8, resulting in a significant negative score with uncertainty, as layout and design of development may help mitigate this.
Bill Gibb	
Observations concerning Park Hills Wood in relation to the Eastleigh Local Plan 2011-2036, including the Sustainability Appraisal and the Habitats Regulation Assessment, and the Eastleigh Borough Biodiversity Action Plan 2012-2022: The current Options A, B and C in	See responses to specific SA objective below.

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
<p>the Local Plan would have an irreversible impact on Park Hills Wood, Chestnut Gully Wood and Hall Lands Wood; and would not be compatible with the Biodiversity Action Plan. (similar points to representation from 7260 Alison Farmer)</p>	
<p>The area around Park Hills wood is currently unaffected by light, noise or excessive air pollution. The Strategic Location options Fair Oak 1 and Fair Oak 2 would affect these pollutants and conflict with the Sustainability Appraisal objectives/criteria 6.2 and 8.</p>	<p>The assessment is in line with the SA framework assumption in Appendix 4 of the Issues and Options SA Report. With regards to noise and light pollution, it is not considered that the development raises concerns that cannot be addressed by mitigation.</p> <p>Potential significant negative effects of development on air quality have been recognised in the SA.</p>
<p>In addition, SA objectives 10.2, 10.3 and 10.4 all seem as relevant to a SINC as to a site of special scientific interest or nature reserve; and in a semirural area this would suggest the need for an increased rather than diminished level of protection.</p>	<p>Potential effects of development on SINC are assessed via objective 10.4. The '200m' rule for assessments is only applied to statutory nature conservation sites (SINCs are non-statutory designations).</p>
<p>SA objective 10.7 refers to the importance of the wood owing to its interconnection with other wooded habitats providing corridors and important habitats for wildlife to move around the wider landscape. These woods are currently linked by fields and hedgerows allowing species to move across these habitats; and would need to be preserved to prevent loss of wildlife.</p>	<p>Potential loss of hedgerows has been acknowledged and assessed in relation to this objective.</p>
<p>SA objective 10.8 refers to the protection of ancient woodland. Such woodland would not be reinstated and erosion of the wood through pollutants and the effect of encroachment by human activity and pet animals would irreversibly destroy the area.</p>	<p>The SA acknowledges potential effects on ancient woodland, including Park Hills Wood, in the assessment against SA objective 10.8, resulting in a significant negative score with uncertainty, as layout and design of development may help mitigate this.</p>
<p>SA objective 12.4 refers to the irreversible destruction of surrounding countryside, which would no longer be used for recreational purposes. Fields would be replaced by housing estates. Little, if any, countryside would remain in the borough; with fewer parklands than in London.</p>	<p>SA objective 12.4 relates to local landscape character and views. SA objective 12.3 relates to the character of the countryside, against which significant negative effects were identified due to urbanisation of the area.</p> <p>Access to open space and footpaths are assessed through SA objective 2: Health.</p>
<p>Richard Shelly, Stokewood Surgery</p>	
<p>Despite the lengthy document(s), the amount of analysis relating to provision of</p>	<p>Noted. SA is a strategic process addressing all aspects of sustainability, therefore</p>

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
<p>healthcare, including community/primary care or secondary care, is rudimentary. Would expect a dedicated detailed sustainability assessment of the impact of any potential development(s) on healthcare provision. Stokewood and Old Anchor surgeries would welcome the opportunity to engage positively with such an analysis.</p>	<p>any detailed analysis of healthcare provision would be outside the scope of the SA process.</p>
<p>Provides detailed comments re the SA Main Report page 58, section 6.65 and appendices on pg84-163. In summary with regard to the impact of Bishopstoke 1 & 2 and Fair Oak 1 -7 on health service provision, there will be no capacity at Old Anchor & Stokewood Surgeries to provide health services for the new population in these locations and this should be explicitly recognised here. The additional population would require the construction of a new building although no plans have been made at this stage. Notes that a '+' justification has been made as provision has been made for a remote consulting room at the development currently being built at Crowd Hill. This proposed provision does not comply with Health and Social Care Act 2008 (Regulated Activities) Regulations 2014: (Section 2, Standard 15: Premises and Equipment).</p>	<p>SA is a strategic process that must assess all alternatives in the same level of detail. As capacity of healthcare facilities across the borough is unknown, the assumptions for SA question 2.2 in Appendix 4 of the Issues and Options SA Report state 'Capacity of existing GP surgeries would need to be explored outside of the SA process'.</p> <p>With regards to Fair Oak 1 and 6 (those assessments where the consultee states "a '+' justification has been made for a remote consulting room..."), the minor positive effect is due to part of the site being within 1km of a GP surgery, not solely the consulting room. The SA also recognises that, for both of these locations, the majority of the location is more than 1000m from any existing health facilities and that 'There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken'.</p>
<p>Annick Wrampling</p>	
<p>Opposes development within the element of Strategic Location Fair Oak 1 and Strategic Spatial Option C immediately to the east of Winchester Road (SLAA-7-5-C Land East of Winchester Road) due to concerns that it will urbanise the area, be visually intrusive (losing privacy of back gardens) and alter the character of the settlement.</p>	<p>Decisions regarding selection of preferred options are not made through the SA; instead the SA is part of the evidence base informing these decisions. Impacts on landscape character are assessed through SA objective 12.</p>
<p>Dave Chessell</p>	
<p>Mortimers Lane (B3037), which resides within a number of the Local Plan Options, is not sufficiently identified as a flood risk area in the Sustainability Plan. The Sustainability Appraisal Report also identifies that Option B poses notable challenges with respect to flooding.</p>	<p>Response is almost identical to that of Helen Rees (ID: 6347). See response to comments from Helen Rees above.</p>
<p>Criticism that the SA does not adequately consider the impact of a road traffic accident which necessitates the closure of the M3 and / or M27- shows need for additional measures</p>	<p>Response is almost identical to that of Helen Rees (ID: 6347). See response to comments from Helen Rees above.</p>

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
<p>proven to alleviate the current levels of congestion. Presently, whenever there is a closure or accident on the M3, which is a regular occurrence, traffic diverts through Fair Oak on the B3354, significantly increasing congestion which is ordinarily heavy during regular peak hours.</p> <p>Concerns about flow of traffic on the B2177 which would be adversely impacted; the flow of traffic on this road is already substantially affected by slower rural vehicles. Additional development will only serve to increase the traffic levels, leading to a higher risk of collision, added pollution, and subsequent reduction in air quality. Options B and C, on this basis alone, cannot be considered as viable options.</p>	
Sheelagh Cohen	
The views of Hamble Parish Council are supported.	Noted.
Richard Court	
<p>The consultee largely repeats the comments made by Southern Planning Practice (which were made on his behalf, among others).</p> <p>In addition, the consultee draws attention to Eastleigh's 2012-2022 Biodiversity Action Plan, which identifies the area in question as a priority area for biodiversity.</p>	Noted.
Mims Davies MP	
<p>Options- there is a strong feeling against plans that cause significant loss to greenspace. SA interim findings for option B are of concern (loss of gap and environmental harm). Suggests that options must be considered alongside the stated aims of the Council and incorporating principles with regards to environmental impact and infrastructure sustainability.</p>	<p>This representation does not directly address the SA. The SA considers loss of greenspace as part of SA objectives 2 and 11 and considers other environmental factors, such as biodiversity and landscape in SA objectives 10 and 12 respectively. It is not the role of the SA to assess the plan against the stated aims of the Council.</p>
Jo Moss	
<p>Not all potential sites are being put forward for consideration within the Issues and Options, whereas sites with significant potential for development have been excluded. Provides a list of such potential development locations all of which might be said to offer greater sustainability benefits in terms of their existing access to key public transport</p>	<p>Whilst it is the role of the SA to assess all reasonable alternatives, this relies on the Council identifying those alternatives.</p> <p>The Council will be able to comment further on how alternatives were identified and this will be included in future iterations of the SA.</p>

Consultee Comment	Response/comment and how it was addressed in the SA of the Proposed Submission Local Plan
infrastructure. Believes that the Council are fully aware of these sites.	
Southern Planning Practice on behalf of residents within the Bishopstoke area	
Critical of the process in that the Sustainability Appraisal Report is based on a number of specific sites but no plans were attached to that report to indicate the precise areas of land for which the appraisals have been undertaken.	Noted.
The consultee refers to the Sustainability Appraisal findings to support their arguments.	Noted.

Appendix 2
Review of plans, policies and programmes

Table A2.1: Review of plans, policies and programmes relevant to the preparation of the Eastleigh Local Plan and the SA

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
INTERNATIONAL				
EU Directives				
<p><i>SEA Directive 2001</i></p> <p>Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment</p>	<p>Provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.</p>	<p>The Directive must be applied to plans or programmes whose formal preparation begins after 21 July 2004 and to those already in preparation by that date.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive at the national level.</p>	<p>Requirements of the Directive must be met in Sustainability Appraisals.</p>
<p><i>The Industrial Emissions Directive 2010</i></p> <p>Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)</p>	<p>This Directive lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole.</p>	<p>The Directive sets emission limit values for substances that are harmful to air or water.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objective for reducing pollution.</p>
<p><i>Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU</i></p>	<p>The Directive aims to promote the energy performance of buildings and building units.</p> <p>It requests that member states adopt either national or regional methodology for calculating energy performance and minimum requirements for energy performance.</p>	<p>No targets or indicators.</p>	<p>Policies and site allocations should take account of the Directive as well as more detailed policies derived from the Directive</p>	<p>Include SA objective relating to the energy performance/efficiency of existing and proposed buildings.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
			contained in the NPPF.	
<p><i>The Birds Directive 2009</i></p> <p>Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended</p>	<p>The preservation, maintenance, and re-establishment of biotopes and habitats shall include the following measures:</p> <p>Creation of protected areas.</p> <p>Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones.</p> <p>Re-establishment of destroyed biotopes.</p> <p>Creation of biotopes.</p>	No targets or indicators.	<p>Allocated sites and develop policies should make sure that the upkeep of recognised habitats is maintained and not damaged from development.</p> <p>Avoid pollution or deterioration of habitats or any other disturbances effecting birds.</p>	Include sustainability objectives for the protection of birds.
<p><i>The Waste Framework Directive 2008</i></p> <p>Directive 2008/98/EC on waste</p>	<p>Prevention or reduction of waste production and its harmfulness. The recovery of waste by means of recycling, re-use or reclamation. Recovery or disposal of waste without endangering human health and without using processes that could harm the environment.</p>	Development of clean technology to process waste and promote recycling.	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	Include sustainability objectives that minimise waste production as well as promote recycling.
<p><i>The Air Quality Directive 2008</i></p> <p>Directive 2008/50/EC on ambient air quality and cleaner air for Europe</p>	<p>Avoid, prevent and reduce harmful effects of ambient noise pollution on human health and the environment.</p>	No targets or indicators.	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	Include sustainability objectives to maintain and enhance air quality.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
<p><i>The Floods Directive 2007</i></p> <p>Directive 2007/60/EC on the assessment and management of flood risks</p>	<p>Establish a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods.</p>	<p>Preliminary Flood Risk Assessments to be completed by December 2011. Flood Hazard Maps and Flood Risk Maps to be completed by December 2013. Flood Risk Management Plans to be completed by December 2015.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives that relate to flood management and reduction of risk.</p>
<p><i>The Water Framework Directive 2000</i></p> <p>Directive 2000/60/EC establishing a framework for community action in the field of water policy</p>	<p>Protection of inland surface waters, transitional waters, coastal waters and groundwaters.</p>	<p>No targets or indicators.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives to protect and minimise the impact on water quality.</p>
<p><i>The Landfill Directive 1999</i></p> <p>Directive 99/31/EC on the landfill of waste</p>	<p>Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.</p>	<p>Reduce the amount of biodegradable waste sent to landfill to 75% of the 1995 level by 2010. Reduce this to 50% in 2013 and 35% by 2020.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives to increase recycling and reduce the amount of waste.</p>
<p><i>The Drinking Water Directive 1998</i></p> <p>Directive 98/83/EC on the quality of water intended for human</p>	<p>Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.</p>	<p>Member States must set values for water intended for human consumption.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the</p>	<p>Include sustainability objectives to protect and enhance water quality.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
consumption			Directive contained in the NPPF.	
<p><i>The Packaging and Packaging Waste Directive 1994</i></p> <p>Directive 94/62/EC on packaging and packaging waste</p>	Harmonise the packaging waste system of Member States. Reduce the environmental impact of packaging waste.	By June 2001 at least 50% by weight of packaging waste should have been recovered, at least 25% by weight of the totality of packaging materials contained in packaging waste to be recycled with a minimum of 15% by weight for each packaging material.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to minimise the environmental impact of waste and promote recycling.
<p><i>The Habitats Directive 1992</i></p> <p>Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora</p>	Promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements. Conservation of natural habitats and maintain landscape features of importance to wildlife and fauna.	No targets or indicators.	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p> <p>The Plan must be subject to Habitats Regulations Assessment in line with the Directive.</p>	Include sustainability objectives to protect and maintain the natural environment and important landscape features.
<p><i>The Nitrates Directive 1991</i></p> <p>Directive 91/676/EEC on nitrates from agricultural sources.</p>	Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution.	Identification of vulnerable areas.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in	Include sustainability objectives to reduce water pollution.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
			the NPPF.	
<p><i>The Urban Waste Water Directive 1991</i></p> <p>Directive 91/271/EEC concerning urban waste water treatment</p>	<p>Protect the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.</p>	No targets or indicators.	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives to reduce water pollution.</p>
<p>The Environmental Noise Directive 2002 Directive 2002/49/EC relating to the assessment and management of environmental noise</p>	<p>Defines a common approach to avoid, prevent and reduce the adverse effects due to the exposure to environmental noise.</p> <p>It also provides a basis for developing European wide measures to deal with noise emitted by road and rail vehicles, infrastructure, aircraft and outdoor, industrial and mobile machinery.</p> <p>Principles of the directive include:</p> <ul style="list-style-type: none"> • Monitoring the environmental problems. • Informing and consulting the public. • Addressing local noise issues <p>Developing a long-term EU strategy.</p>	No targets or indicators.	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives to manage and reduce the impacts of noise.</p>
European				
<p>European Spatial Development Perspective (1999)</p>	<p>Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.</p>	No targets or indicators.	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the</p>	<p>Include sustainability objectives to conserve natural resources and cultural heritage.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
			Directive contained in the NPPF.	
EU Seventh Environmental Action Plan	<p>The EU's objectives in implementing the programme are:</p> <ul style="list-style-type: none"> (a) to protect, conserve and enhance the Union's natural capital; (b) to turn the Union into a resource-efficient, green and competitive low-carbon economy; (c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing; (d) to maximise the benefits of the Union's environment legislation; (e) to improve the evidence base for environment policy; (f) to secure investment for environment and climate policy and get the prices right; (g) to improve environmental integration and policy coherence; (h) to enhance the sustainability of the Union's cities; (i) to increase the Union's effectiveness in confronting regional and global environmental challenges. 	No targets or indicators.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to protect and enhance the natural environment and promote energy efficiency.
European Landscape Convention (Florence, 2002)	The convention promotes landscape protection, management and planning.	No indicators or targets.	Ensure that site allocations and policies take account of the	Include sustainability objectives to protect the archaeological heritage.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
			Convention.	
<p>European Convention on the Protection of the Archaeological Heritage (Valletta, 1992)</p> <p><i>Revision of the 1985 Granada Convention</i></p>	<p>Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater.</p> <p>Creation of archaeological reserves and conservation of excavated sites.</p>	No indicators or targets.	Ensure that site allocations and policies take account of the Convention.	Include sustainability objectives to protect the archaeological heritage.
International				
Johannesburg Declaration on Sustainable Development (2002)	<p>Commitment to building a humane, equitable and caring global society aware of the need for human dignity for all.</p> <p>Renewable energy and energy efficiency. Accelerate shift towards sustainable consumption and production.</p>	<p>Greater resource efficiency.</p> <p>New technology for renewable energy.</p> <p>Increase energy efficiency.</p>	Ensure that site allocations and policies take account of the Declaration.	Include sustainability objectives to enhance the natural environment and promote renewable energy and energy efficiency.
Aarhus Convention (1998)	<p>Established a number of rights of the public with regard to the environment. Local authorities should provide for:</p> <p>The right of everyone to receive environmental information</p> <p>The right to participate from an early stage in environmental decision making</p> <p>The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general.</p>	No targets or indicators.	Ensure that site allocations and policies take account of the Convention.	Ensure that public are involved and consulted at all relevant stages of SA production.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
<p>United Nations Declaration on Forests (New York Declaration) (2014)</p>	<p>International commitment to cut natural forest loss by 2020 and end loss by 2030.</p>	<ul style="list-style-type: none"> • At least halve the rate of loss of natural forests globally by 2020 and strive to end natural forest loss by 2030. • Support and help meet the private-sector goal of eliminating deforestation from the production of agricultural commodities such as palm oil, soy, paper and beef products by no later than 2020, recognizing that many companies have even more ambitious targets. • Significantly reduce deforestation derived from other economic sectors by 2020. • Support alternatives to deforestation driven by basic needs (such as subsistence farming and reliance on fuel wood for energy) in ways that alleviate poverty and promote sustainable and equitable development. • Restore 150 million hectares of degraded landscapes and forestlands by 2020 and significantly increase the 	<p>Ensure that site allocations and policies take account of the Declaration.</p>	<p>Include an SA objective to conserve enhance the natural environment, including green infrastructure.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
		<p>rate of global restoration thereafter, which would restore at least an additional 200 million hectares by 2030.</p> <ul style="list-style-type: none"> • Include ambitious, quantitative forest conservation and restoration targets for 2030 in the post-2015 global development framework, as part of new international sustainable development goals. • Agree in 2015 to reduce emissions from deforestation and forest degradation as part of a post-2020 global climate agreement, in accordance with internationally agreed rules and consistent with the goal of not exceeding 2°C warming. • Provide support for the development and implementation of strategies to reduce forest emissions. • Reward countries and jurisdictions that, by taking action, reduce forest emissions— particularly through public 		

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
		<p>policies to scale-up payments for verified emission reductions and private-sector sourcing of commodities.</p> <ul style="list-style-type: none"> • Strengthen forest governance, transparency and the rule of law, while also empowering communities and recognizing the rights of indigenous peoples, especially those pertaining to their lands and resources. 		
United Nations Paris Climate Change Agreement (2015)	International agreement to keep global temperature rise this century well below 2 degrees Celsius above pre-industrial levels.	<ul style="list-style-type: none"> • A long-term goal of keeping the increase in global average temperature to well below 2°C above pre-industrial levels; • To aim to limit the increase in 1.5°C, since this would significantly reduce risks and the impacts of climate change; • On the need for global emissions to peak as soon as possible, recognising that this will take longer for developing countries; • To undertake rapid reductions thereafter in 	Ensure that site allocations and policies take account of the Agreement.	Include an SA objective to mitigate climate change through project-level and strategic energy efficiency and renewable energy measures.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
		accordance with the best available science.		
International Convention on Wetlands (Ramsar Convention) (1976)	International agreement with the aim of conserving and managing the use of wetlands and their resources.	No targets or indicators	The development plan should conserve, enhance and manage the use of wetlands and their resources.	Include an SA objective to conserve enhance the natural environment.
United Nations (UNESCO) World Heritage Convention (1972)	Promote cooperation among nations to protect heritage around the world that is of such outstanding universal value that its conservation is important for current and future generations.	No targets or indicators.	The development plan should conserve, enhance and encourage accessibility and understanding of World Heritage Sites.	Include an SA objective to conserve and enhance the historic environment.
NATIONAL				
National Planning Policy Framework	Presumption in favour of sustainable development. Delivering sustainable development by:	No targets or indicators.	Development plan has a statutory status as the starting point for decision making.	Sustainability appraisal should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.
	Building a strong, competitive economy.	No targets or indicators.	Set out clear economic visions for that particular area.	Include a sustainability objective relating to strengthening the economy.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	Ensuring vitality of town centres.	No targets or indicators.	Recognise town centres as the heart of their communities.	Include a sustainability objective relating to the vitality of town centres.
	Promoting sustainable transport	No targets or indicators.	To implement sustainable transport modes depending on nature/location of the site, to reduce the need for major transport infrastructure.	Include a sustainability objective relating to sustainable transport.
	Supporting high quality communications infrastructure.	No targets or indicators.	Enhance the provision of local community facilities and services by supporting the expansion of electronic communications networks.	Include a sustainability objective relating to improving communication.
	Delivering a wide choice of high quality homes.	No targets or indicators.	Identify size, type, tenure and range of housing that is required in particular locations.	Include a sustainability objective relating to housing availability and quality.
	Requiring good design.	No targets or indicators.	Establish a strong sense of place to live, work and visit.	Include a sustainability objective relating to good design.
	Promoting healthy communities.	No targets or indicators.	Promote safe and accessible environments with a high quality of life and	Include a sustainability objective relating to health and wellbeing.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
			community cohesion.	
	Protecting Green Belt Land.	No targets or indicators.	To prevent the coalescence of neighbouring towns.	Include a sustainability objective relating to the coalescence of towns.
	Meeting the challenge of climate change, flooding, and coastal change.	No targets or indicators.	Use opportunities offered by new development to reduce causes/impacts of flooding.	Include a sustainability objective relating to climate change mitigation and adaptation.
	Conserving and enhancing the natural environment.	No targets or indicators.	Recognise the wider benefits of biodiversity.	Include a sustainability objective relating to the conservation and enhancement of the natural environment.
	Conserving and enhancing the historic environment	No targets or indicators.	Sustain and enhance heritage assets and put them to viable uses consistent with their conservation.	Include a sustainability objective relating to the conservation of historic features.
	Facilitating the use of sustainable materials.	No targets or indicators.	Encourage prior extraction of minerals where practicable and environmentally feasible.	Include a sustainability objective relating to sustainable mineral extraction.
National Planning Practice Guidance, DCLG, 2014	The NPPG sets out a range of social, economic and environmental considerations for the preparation of the Local Plan. It also includes information on undertaking sustainability appraisals which can be taken into	No targets or indicators.	Include policies that manage the range of issues addressed by the NPPG.	Include sustainability objectives which cover the range of issues addressed by the NPPG.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>consideration.</p> <p>Provides further guidance to be read alongside the NPPF on a range of topics that link to the promotion of sustainable development including:</p> <ul style="list-style-type: none"> • Air quality • Climate change • Conserving and enhancing the historic environment • Flood risk • Health and well being • Housing and economic development • Natural environment • Minerals • Rural housing • Open space • Transport • Waste • Water supply, wastewater and water quality 			
National Planning Policy for Waste	Sets out the Government’s ambition to work towards a more sustainable and efficient approach to resource use and management. Replaces Planning Policy Statement 10.	<p>Delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy.</p> <p>Ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport,</p>	The Local Plan should be in conformity with national waste planning policy.	Include a sustainability objective relating to waste generation and management.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
		<p>recognising the positive contribution that waste management can make to the development of sustainable communities.</p> <p>Providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste, including by enabling waste to be disposed of or, in the case of mixed municipal waste from households, recovered, in line with the proximity principle.</p> <p>Helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment.</p> <p>Ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high</p>		

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
		quality collections of waste.		
White Papers				
Natural Environment White Paper, 2011 <i>The Natural Choice: securing the value of nature</i>	Protecting and improving our natural environment; Growing a green economy; and Reconnecting people and nature.	No targets or indicators.	Ensure that site allocations and policies will protect the intrinsic value of nature and recognise the multiple benefits it could have for communities.	Include a sustainability objective relating to the enhancement of the natural environment.
Electricity Market Reform White Paper 2011, <i>Planning our Electric Future: A White Paper for Secure, Affordable and Low-Carbon Electricity</i>	This White Paper sets out the Government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low-carbon and affordable.	15 per cent renewable energy target by 2020 and 80 per cent carbon reduction target by 2050.	Ensure that site allocations and policies will support renewable energy generation and encourage greater energy efficiency.	Include sustainability objectives to reduce carbon emissions and increase proportion of energy generated from renewable sources.
Water White Paper, 2011 <i>Water for Life</i>	Objectives of the White Paper are to: <ul style="list-style-type: none"> • Paint a clear vision of the future and create the conditions which enable the water sector and water users to prepare for it; • Deliver benefits across society through an ambitious agenda for improving water quality, working with local communities to make early improvements in the health of our rivers by reducing pollution and tackling 	No targets or indicators.	Ensure that site allocations and policies will support the wise use of water, and improvement of water quality.	Include sustainability objectives that relate to water quality and quantity.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>unsustainable abstraction;</p> <ul style="list-style-type: none"> • Keep short and longer term affordability for customers at the centre of decision making in the water sector; • Protect the interests of taxpayers in the policy decisions that we take; • Ensure a stable framework for the water sector which remains attractive to investors; • Stimulate cultural change in the water sector by removing barriers to competition, fostering innovation and efficiency, and encouraging new entrants to the market to help improve the range and quality of services offered to customers and cut business costs; • Work with water companies, regulators and other stakeholders to build understanding of the impact personal choices have on the water environment, water resources and costs; and • Set out roles and responsibilities – including where Government will take a stronger role in strategic 			

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>direction setting and assessing resilience to future challenges, as well as clear expectations on the regulators.</p>			
<p>The Future of Transport White Paper 2004: A network for 2030</p>	<p>Ensure we can benefit from mobility and access while minimising the impact on other people and the environment, now and in the future.</p> <p>Get the best out of our transport system without damaging our overall quality of life.</p> <p>Develop strategies that recognise that demand for travel will increase in the future.</p> <p>Work towards a transport network that can meet the challenges of a growing economy and the increasing demand for travel but can also achieve the government's environmental objectives.</p>	<p>20% reduction in carbon dioxide emissions by 2010 and 60% reduction by 2050. Transport is currently responsible for about a quarter of total emissions.</p>	<p>Allocate sites that facilitate public transport use rather than increasing reliance on the car, and ensure that policies promote the use of non-car based modes of transport.</p>	<p>Include sustainability objectives to reduce the need to travel and improve choice and use of sustainable transport modes.</p>
<p>Urban White Paper 2000, <i>Our Towns and Cities: The Future – delivering an urban renaissance</i></p>	<p>New Sustainable homes that are attractive, safe and practical. Retaining people in urban areas and making them more desirable places to live. Improving quality of life, opportunity and economic success through tailored solutions in towns and cities.</p>	<p>3.8 million more homes needed by 2021. Local strategies needed to meet the needs of local people developed through partnerships. 60% of new homes on brownfield sites or through conversions of existing buildings.</p>	<p>Allocate sites that will effectively deliver better towns and cities taking into account the key aims of the White Paper.</p>	<p>Include sustainability objectives to ensure that the majority of new development will be built on brownfield sites and aim to improve the quality of life of residents.</p>
<p>Rural White Paper 2000, <i>Our Countryside:</i></p>	<p>Facilitate the development of dynamic, competitive and sustainable economies in the</p>	<p>No targets or indicators.</p>	<p>Allocate sites that will increase employment</p>	<p>Include sustainability objectives that aim to</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
<i>The Future – a fair deal for rural England</i>	<p>countryside.</p> <p>Maintain and stimulate communities and secure access to services for those who live and work in the countryside.</p> <p>Conserve and enhance rural landscapes.</p> <p>Increase opportunities for people to get enjoyment from the countryside.</p>		and services in the rural parts of the District whilst conserving the landscape.	improve the economies of rural areas with minimal impact to the environment.
Heritage Protection for the 21 st Century: White Paper (2007)	<p>The proposals in this White Paper reflect the importance of the heritage protection system in preserving our heritage for people to enjoy now and in the future. They are based around three core principles:</p> <ul style="list-style-type: none"> • Developing a unified approach to the historic environment; • Maximising opportunities for inclusion and involvement; and • Supporting sustainable communities by putting the historic environment at the heart of an effective planning system. 	No targets or indicators.	The Local Plan policies will need to ensure that they protect the Borough’s heritage assets.	Include a sustainability objective relating to the conservation and enhancement of the historic environment.
The Local Growth White Paper (2010)	Highlights the importance of economic policy that focusses on the delivery of strong, sustainable and balanced growth of income and employment over the long-term, growth which is broad-based industrially and geographically to provide equality of access and opportunity and build businesses that are competitive internationally.	No targets or indicators.	Ensure that site allocations and policies help deliver sustainable economic growth and employment opportunities.	Include sustainability objective that relates to the maintenance of a strong, diverse and flexible local economy.
Housing White Paper 2016, <i>Fixing our broken</i>	The White Paper sets out ways to address shortfall in affordable homes and boost	No targets or indicators.	Allocate sites that will fulfil the aims of the	Include sustainability objectives/appraisals that

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
<i>housing market</i>	<p>housing supply. The White Paper focuses on the following:</p> <ul style="list-style-type: none"> • Planning for the right homes in the right places – Higher densities in appropriate areas, protecting the green belt while making more land available for housing by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium-sized sites, allowing rural communities to grow and making it easier to build new settlements • Building homes faster – Improved speed of planning cases, ensuring infrastructure is provided and supporting developers to build out more quickly. • Diversifying the Market – Backing small and medium-sized house builders, custom-build, institutional investors, new contractors, housing associations. • Helping people now – supporting home ownership and providing affordable housing for all types of people, including the most vulnerable. 		White Paper, including development on smaller/medium sized sites, brownfield land and sites capable of achieving higher densities.	relate to providing the right mix of housing and recognise the sustainability advantages of development on brownfield land.
Policies and Strategies				
DCLG (2015) Planning Policy for Traveller Sites	<p>Government’s aims in respect of Traveller sites are:</p> <ul style="list-style-type: none"> • That local planning authorities should make their own assessment of need for the purposes of planning. 	No targets or indicators.	Ensure that the relevant considerations are taken into account when allocating sites.	Include relevant sustainability objectives relating to social inclusion and environmental protection.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> • To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites. • To encourage local planning authorities to plan for sites over a reasonable timescale. • That plan-making and decision-taking should protect Green Belt from inappropriate development. • To promote more private Traveller site provision while recognising that there will always be those Travellers who cannot provide their own sites. • That plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies. • To increase the number of Traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply. • To reduce tensions between settled and Traveller communities in plan-making and planning decisions. • To enable provision of suitable accommodation from which Travellers can access education, health, welfare and employment infrastructure. • For local planning authorities to have due 			

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	regard to the protection of local amenity and local environment.			
DCLG (2011) <i>Laying the Foundations: A Housing Strategy for England</i>	Aims to provide support to deliver new homes and improve social mobility.	No targets or indicators	Make appropriate site allocations for the provision of an appropriate supply of new homes.	Include sustainability objective that assesses whether housing need is being met.
DEFRA (2011) <i>Securing the Future: Delivering UK Sustainable Development Strategy</i>	Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. There are 4 shared priorities: sustainable consumption and production; climate change and energy; natural resource protection and environmental enhancement; and sustainable communities.	Sets out indicators to give an overview of sustainable development and priority areas in the UK. They include 20 of the UK Framework indicators and a further 48 indicators related to the priority areas.	Ensure that site allocations and policies meet the aims of the Sustainable Development Strategy.	Include sustainability objectives to cover the shared priorities.
Department of Health (2010) <i>Healthy Lives, Healthy People: our Strategy for public health in England</i>	Protect the population from serious health threats; helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. Prioritise public health funding from within the overall NHS budget.	No targets or indicators.	Ensure that site allocations and policies reflect the objectives of the strategy.	Include a sustainability objective relating to health and wellbeing.
Building a Greener Future: Policy Statement (DCLG, 2007)	This Statement confirms the government's intention to achieve 25% more energy efficient homes by 2010, 44% more efficient homes by 2013 and zero carbon (net carbon emissions should be zero per annum) homes by 2016.	25% more energy efficient homes by 2010, 44% more efficient homes by 2013 and zero carbon (net carbon emissions should be zero per	Policies should seek to promote zero carbon residential development.	Include SA objectives which seek to improve the energy efficiency of proposed developments and encourage uptake of

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
		annum) homes by 2016.		renewable energy.
DECC (2009) <i>The UK Renewable Energy Strategy</i>	Increase our use of renewable electricity, heat and transport, and help tackle climate change. Build the UK low-carbon economy, promote energy security and take action against climate change.	15% of energy from renewable sources by 2020. Reducing UK CO2 emissions by 750 million tonnes by 2030.	Ensure that site allocations and policies will support renewable energy provision including electricity, heat and transport.	Include a sustainability objective relating to increasing energy provided from decentralised community renewable sources.
DECC (2011) UK Renewable Energy Roadmap (updates setting out progress and changes to the strategy dated 2013 and 2013).	<ul style="list-style-type: none"> • Make the UK more energy secure. • Help protect consumers from fossil fuel price fluctuations. • Help drive investment in new jobs and businesses in the renewable energy sector. • Keep the UK on track to meet carbon reduction objectives. 	No targets or indicators.	Ensure that site allocations and policies will support renewable energy provision including electricity, heat and transport.	Include sustainability objectives/appraisal questions relating to renewable energy generation and energy efficiency.
Community Energy Strategy (DECC, 2014)	Sets out plans to promote and facilitate the planning and development of decentralised community energy initiatives in four main types of energy activity: <ul style="list-style-type: none"> • Generating energy (electricity or heat) • Reducing energy use (saving energy through energy efficiency and behaviour change) • Managing energy (balancing supply and demand) • Purchasing energy (collective purchasing or switching to save money on energy) 	No targets or indicators.	Ensure that site allocations and policies will support community low carbon and renewable energy provision including electricity, heat and transport.	Include a sustainability objective relating to increasing energy provided from decentralised low carbon and renewable sources.
The Energy Efficiency	This is an Energy Efficiency Strategy aiming to realise the wider energy efficiency potential	No targets or indicators.	Policies should seek to	Include SA objectives

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
Opportunity in the UK (DECC, 2012)	<p>that is available in the UK economy. The Strategy identifies four barriers to energy efficiency which need to be overcome which include:</p> <ul style="list-style-type: none"> • Embryonic markets. • Information. • Misaligned financial incentives. • Undervaluing energy efficiency. <p>The Strategy draws attention to maximising the potential of existing dwellings by implementing 21st century energy management initiatives on 19th century homes.</p>		address the barriers identified within the Strategy and improve the existing building stock through appropriate adaptation measures.	relating to energy efficiency and adaptation of the existing building stock.
The National Adaptation Programme – Making the Country Resilient to a Changing Climate (Defra, 2013)	<p>The report sets out visions for the following sectors:</p> <ul style="list-style-type: none"> • Built Environment – “buildings and places and the people who live and work in them are resilient to a changing climate and extreme weather and organisations in the built environment sector have an increased capacity to address the risks and take the opportunities from climate change”. • Infrastructure – “an infrastructure network that is resilient to today’s natural hazards and prepared for the future changing climate”. • Healthy and resilient communities – “a health service, a public health and social care system which are resilient and adapted to a changing climate. Communities and individuals, including the most vulnerable, are better prepared to cope with severe weather events and other impacts of climate change. Emergency services and local resilience capability take account of 	No targets or indicators.	Policies should take account of the aims of the Programme.	Include SA objectives which seek to promote the implementation of adaptation measures to make the area more resilient to a changing climate.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>and are resilient to, a changing climate”.</p> <ul style="list-style-type: none"> • Agriculture and Forestry – “profitable and productive agriculture and forestry sectors that take the opportunities from climate change, are resilient to its threats and contribute to the resilience of the natural environment by helping maintain ecosystem services and protect and enhance biodiversity”. • Natural Environment – “the natural environment, with diverse and healthy ecosystems, is resilient to climate change, able to accommodate change and valued for the adaptation services it provides”. • Business – “UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change”. • Local Government – “Local government plays a central in leading and supporting local places to become more resilient to a range of future risk and to be prepared for the opportunities from a changing climate”. 			
<p>The National Flood and Coastal Erosion Risk Management Strategy for England (Environment Agency, 2011)</p>	<p>This Strategy sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities.</p> <p>The strategic aims and objectives of the Strategy are to:</p> <ul style="list-style-type: none"> • “manage the risk to people and their property; • Facilitate decision-making and action at the 	<p>No targets or indicators.</p>	<p>Policies should seek to reduce and manage the risk of all types of flooding.</p>	<p>The SA framework should include objectives which seek to reduce the risk and manage flooding sustainably.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>appropriate level – individual, community or local authority, river catchment, coastal cell or national;</p> <ul style="list-style-type: none"> • Achieve environmental, social and economic benefits, consistent with the principles of sustainable development”. 			
<p>DEFRA (2007) <i>The Air Quality Strategy for England, Scotland, Wales and Northern Ireland</i></p>	<p>Make sure that everyone can enjoy a level of ambient air quality in public spaces, which poses no significant risk to health or quality of life.</p> <p>Render polluting emissions harmless.</p>	<p>Sets air quality standards for 13 air pollutants.</p>	<p>Ensure that site allocations and policies will contribute to maintaining and improving air quality.</p>	<p>Include sustainability objectives to protect and improve air quality.</p>
<p>Waste prevention programme for England: Prevention is better than cure – The role of waste prevention in moving to a more resource efficient economy (HM Government, 2013)</p>	<p>The aim of the Programme is to improve the environment and protect human health by supporting a resource efficient economy, reducing the quantity and impact of waste produced whilst promoting sustainable economic growth:</p> <ul style="list-style-type: none"> • encourage businesses to contribute to a more sustainable economy by building waste reduction into design, offering alternative business models and delivering new and improved products and services; • encourage a culture of valuing resources by making it easier for people and businesses to find out how to reduce their waste, to use products for longer, repair broken items, and enable reuse of items by others; • help businesses recognise and act upon potential savings through better resource efficiency and preventing waste, to realise 	<p>No targets or indicators.</p>	<p>Policies should take account of the strategic measures in the Programme.</p>	<p>Include SA objectives which seek to promote waste prevention.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>opportunities for growth; and</p> <ul style="list-style-type: none"> • support action by central and local government, businesses and civil society to capitalise on these opportunities. 			
<p>Future Water: The Government's Water Strategy for England (DEFRA, 2008)</p>	<p>Sets out how the Government want the water sector to look by 2030 and an outline of the steps which need to be taken to get there.</p> <p>The vision for 2030 is one where we, as a country have:</p> <ul style="list-style-type: none"> • "improved the quality of our water environment and the ecology it supports, and continue to maintain high standards of drinking water quality from taps; • Sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water; • Ensure a sustainable use of water resources, and implement fair, affordable and cost-reflective water charges; • Cut greenhouse gas emissions; and • Embed continuous adaptation to climate change and other pressures across the water industry and water users". 	<p>No targets or indicators.</p>	<p>Policies should aim to contribute to the vision set out in this Strategy.</p>	<p>Include SA objectives which seek to protect, manage and enhance the water environment.</p>
<p>Water for People and the Environment: Water Resources Strategy for England and Wales (Environment Agency, 2009)</p>	<p>The Strategy vision for water resource "is for there to be enough water for people and the environment, meeting legitimate needs".</p> <p>Its aims include:</p> <ul style="list-style-type: none"> • To manage water resource and protect the water environment from climate change. • Restore, protect, improve and value species 	<p>No targets or indicators.</p>	<p>Policies should reflect the aims of the strategy where relevant.</p>	<p>Include SA objective which seeks to promote water management and efficiency.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>and habitats that depend on water.</p> <ul style="list-style-type: none"> To contribute to sustainable development through good water management. <p>People to understand how water and the water environment contribute to their quality of life.</p>			
Safeguarding our Soils: A Strategy for England (DEFRA, 2009)	<p>The vision is “by 2030, all England’s soils will be managed sustainability and degradation threats tackled successfully. This will improve the quality of England’s soils and safeguard their ability to provide essential services for future generations”.</p> <p>The Strategy highlights the areas for priority including:</p> <ul style="list-style-type: none"> Better protection for agricultural soils. Protecting and enhancing stores of soil carbon. Building the resilience of soils to a changing climate. Preventing soil pollution. Effective soil protection during construction and development. Dealing with our legacy of contaminated land. 	No targets or indicators.	Ensure that site allocations and policies will help protect and enhance the quality of soils and seek to sustainably manage their quality for future generations.	Include SA objective which seeks to safeguard and enhance the quality of soil.
DEFRA (2011) <i>Biodiversity 2020: A strategy for England’s wildlife and ecosystem services</i>	<p>The strategy aims to guide conservation efforts in England up to 2020, and move from a net biodiversity loss to gain. The strategy includes 22 priorities which include actions for the following sectors:</p> <ul style="list-style-type: none"> Agriculture; 	The strategy develops ambitious yet achievable goals for 2020 and 2050, based on Aichi Targets set at the Nagoya UN Biodiversity Summit in October 2010.	Develop policies that promote conservation and enhancements of biodiversity and ensure that site allocations take account of the	Include sustainability objective that relates to biodiversity.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> • Forestry; • Planning and Development; • Water Management; • Marine Management; • Fisheries; • Air Pollution; and Invasive Non-Native Species.		aims of the strategy.	
DfT (2013) <i>Door to Door: A strategy for improving sustainable transport integration</i>	The strategy's vision is for an inclusive, integrated and innovative transport system that works for everyone, and where making door-to-door journeys by sustainable means is an attractive and convenient option. Four key areas to address are highlighted: <ul style="list-style-type: none"> • improving availability of information; • simplifying ticketing; • making connections between different steps in the journey, and different modes of transport, easier; and providing better interchange facilities.	No targets or indicators.	Ensure that site allocations and policies will enhance public transport provision and encourage active modes of travel such as walking and cycling.	Include a relevant sustainability objective relating to sustainable transport.
A Green Future: Our 25 Year Plan to Improve the Environment (2018)	The 25 year Plan sets out goals for improving the environment within the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently. Identifies ten key goals areas around which action will be focused: <ol style="list-style-type: none"> 1. Clean air. 2. Clean and plentiful water. 3. Thriving plants and wildlife. 4. A reduced risk of harm from environmental 	Key goals listed.	Ensure that site allocations and policies conserve and enhance the natural environment.	Include an SA objective to conserve and enhance the natural environment, including green infrastructure.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>hazards such as flooding and drought.</p> <p>5. Using resources from nature more sustainably and efficiently.</p> <p>6. Enhanced beauty, heritage and engagement with the natural environment.</p> <p>7. Mitigating and adapting to climate change.</p> <p>8. Minimising waste.</p> <p>9. Managing exposure to chemicals.</p> <p>10. Enhancing biosecurity.</p>			
Lifetime Neighbourhoods (2011)	<p>This document is a national strategy for housing in an ageing society. It seeks to support residents to develop lifetime neighbourhoods in terms of resident empowerment, access, services and amenities, built and natural environment, social networks/well-being and housing.</p>	<p>No indicators or targets.</p>	<p>The policies and site allocations will need to reflect the requirements set out within the national strategy.</p>	<p>Include a sustainability objective relating to the creation of sustainable communities.</p>
UK Bioenergy Strategy (2012)	<p>The UK Government has a responsibility to ensure that its policies only support bioenergy use in the right circumstances. This strategy is based on four principles which will act as a framework for future government policy on bioenergy.</p> <p>In summary the four principles state that:</p> <ul style="list-style-type: none"> • Policies that support bioenergy should deliver genuine carbon reductions that help meet UK carbon emissions objectives to 2050 and beyond. • Support for bioenergy should make a cost effective contribution to UK carbon emission objectives in the context of the overall energy goals. • Support for bioenergy should aim to maximise the overall benefits and minimise costs (quantifiable and non-quantifiable) 	<p>No indicators or targets.</p>	<p>The principles of the Bioenergy Strategy 2012 will need to be reflected within the Local Plan policies.</p>	<p>Include a sustainability objective relating to energy efficiency and climate change.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>across the economy.</p> <ul style="list-style-type: none"> At regular time intervals and when policies promote significant additional demand for bioenergy in the UK, beyond that envisaged by current use, policy makers should assess and respond to the impacts of this increased deployment on other areas, such as food security and biodiversity. 			
National Policy Statement EN1: Overarching Energy Policy Statement (2011)	This policy document sets out government policy for the delivery of major planning applications for energy development. These will be dealt with by the Planning Inspectorate, rather than local authorities in which the development occurs. The document also specifies the criteria for waste management, traffic and transport, water quality and quantity, noise and vibration, open spaces and green infrastructure, the landscape, visual impact, dust flood risk, historic environment, odour, light, smoke/steam, insects, coastal change, aviation, biodiversity and geodiversity.	No indicators or targets.	The Local Plan will need to be consistent with the National Policy Statement.	Include a sustainability objective relating to energy efficiency.
The Carbon Plan: Delivering our Local Carbon Future (2011)	The Carbon Plan sets out the government's plans for achieving the emissions reductions it committed to in the first four carbon budgets. Emissions in the UK must, by law, be cut by at least 80% of 1990 by 2050. The UK was first to set its ambition in law and the Plan sets out progress to date.	No indicators or targets.	The Local Plan will need to include policies that reflect the targets within the Carbon Plan.	Include a sustainability objective relating to greenhouse gas emissions.
National Infrastructure Plan 2016 - 2021	The Infrastructure Plan allows for long term public funding certainty for key infrastructure areas such as: roads, rail, flood defences and science. All elements highlighted in the Plan represent firm commitment by government to supply the funding levels stipulated. The Plan	No indicators or targets.	The Local Plan objectives and policies should support the delivery of infrastructure to support new	To ensure that infrastructure delivery is embedded within the SA framework.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	also highlights hat steps the government will take to ensure effective delivery of its key projects.		development.	
Legislation				
Housing Act 2004	Protect the most vulnerable in society and help create a fairer and better housing market. Strengthen the Government’s drive to meet its 2010 decent homes target.	No indicators or targets.	Ensure that site allocations and policies will help to create a fairer and better housing market.	Include sustainability objectives to improve access to good quality and affordable housing.
Housing and Planning Act (2016)	The Act makes widespread changes to housing policy at the national level. Measures introduced in the Act relate to starter homes, and permitting the sale of higher value local authority homes. Starter homes are the new affordable housing product designed by the government to specifically meet the housing needs of younger generations and to allow them to access home-ownership. The overarching aim of the Act is to promote home ownership and increase levels of house building.	No indicators or targets.	The Local Plan will need to take account of the provisions of the Act in relation to housing provision.	Ensure the delivery of housing is included in the SA Framework.
Localism Act (2011)	The Localism Act introduces a number of measures to decentralise decision making process to the local level, creating space for Local Authorities to lead and innovate, and giving people the opportunity to take control of decisions that matter to them. The Localism Act includes a number of important packages. <ul style="list-style-type: none"> • The new act makes it easier for local people to take over the amenities they love and keep them part of local life; • The act makes sure that local social 	No indicators or targets.	The Local Plan will need to reflect the principles of Localism as identified in the document, including Neighbourhood Planning.	N/A

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>enterprises, volunteers and community groups with a bright idea for improving local services get a chance to change how things are done.</p> <ul style="list-style-type: none"> • The act places significantly more influence in the hands of local people over issues that make a big difference to their lives. • The act provides appropriate support and recognition to communities who welcome new development. • The act reduces red tape, making it easier for authorities to get on with the job of working with local people to draw up a vision for their area’s future. • The act reinforces the democratic nature of the planning system passing power from bodies not directly to the public, to democratically accountable ministers. • The act enables Local Authorities to make their own decisions to adapt housing provision to local needs, and make the system fairer and more effective. • The act gives Local Authorities more control over the funding of social housing, helping them plan for the long- term. <p>In relation to planning, the Localism Act enables the Government to abolish regional spatial strategies, introduce Neighbourhood Plans and Local Referendums.</p>			
The Climate Change Act (2008)	The Climate Change Act was passed in 2008 and established a framework to develop an economically credible emissions reduction	No indicators or targets.	The Local Plan policies must reflect the objectives of The	Ensure that there is an SA objective which considers climate change mitigation

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>path. It also strengthened the UK's leadership internationally by highlighting the role it would take in contributing to urgent collective action to tackle climate change under the Kyoto Protocol.</p> <p>The Climate Change Act includes the following:</p> <ul style="list-style-type: none"> • 2050 target. The act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels. This target was based on advice from the CCC report: Building a Low- carbon Economy. The 80% target includes GHG emissions from the devolved administrations, which currently accounts for around 20% of the UK's total emissions. • Carbon Budgets. The Act requires the Government to set legally binding 'carbon budgets'. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The first four carbon budgets have been put into legislation and run up to 2027. 		Climate Change Act, in order to contribute to reducing UK carbon emissions.	and adaptation.
Energy Act (2008)	<p>The Act works towards a number of policy objectives including carbon emissions reduction, security of supply, and competitive energy markets. Objectives: Electricity from Renewable Sources: changes to Renewables Obligation (RO), designed to increase renewables generation, as well as the effectiveness of the RO.</p> <p>Feed in tariffs for small scale, low carbon generators of electricity. Smart meters: the Act mandates a roll-out of smart meters to medium sized businesses over the next five years.</p>	No indicators or targets.	Policies and site allocations will have to ensure a positive contribution in meeting the climate change challenge by capitalising on renewable and low carbon energy opportunities and adaptation measures which reduce the threat	Ensure that there is an SA objective that encourages the deliver energy efficiency, low carbon and renewable energy measures.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	Renewable heat incentives: the establishment of a financial support mechanism for those generating heat from renewable sources.		of climate change.	
Flood and Water Management Act (2010)	The Act aims to reduce the flood risk associated with extreme weather. It provides for better, more comprehensive management of flood risk for people, homes and businesses, helps safeguard community groups from unaffordable rises in surface water drainage charges, and protects water supplies to the consumer.	No indicators or targets.	The Local Plan should protect existing and future development as well as residents from flood risk.	Ensure that there is an SA objective that encourages flood risk and water management.
Town and country planning legislation	<p>A range of legislation published in 2017 is of relevance to the Local Plan. This includes:</p> <ul style="list-style-type: none"> - The Neighbourhood Planning Act 2017 – Act aims to strengthen neighbourhood planning by ensuring that planning decision- makers take account of well-advanced neighbourhood development plans and by giving these plans full legal effect at an earlier stage. - The Town and Country Planning (Brownfield Land Register) Regulations 2017 - The regulations require local authorities to prepare and maintain registers of brownfield land that is suitable for residential development. - The Town and Country Planning (Permission in Principle) Order 2017 the Order provides that sites entered on Part 2 of the new brownfield 	No indicators or targets.	<p>The Local Plan policies should take into account well-advanced neighbourhood plans.</p> <p>The Local Plan should promote and prioritise development of brownfield land.</p>	Ensure that there is an SA objective that encourages development of brownfield land.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>registers will be granted permission in principle.</p> <p>The regulations and order above aim to improve the quality and consistency of data held by local planning authorities, which will provide certainty for developers and communities, encouraging investment in local areas.</p>			

Appendix 3

Baseline information

Community

Population

Population size and migration

- 1.1 The UK mid-2016 population estimates⁷ suggest that Eastleigh Borough has a population of 129,635 people. The population has increased by 7.8% in a decade between the 2001 and 2011 census and by over a third (37%) in the three decades between 1981 and 2011 (the Borough's current boundaries were established in 1974). The Office for National Statistics Subnational Population Projections 2014 (which are based on recent demographic trends)⁸, anticipate a steady increase in the population in Eastleigh Borough in the 25 year period between 2014 and 2039, with the population growing by approximately 20%.

Population density

- 1.2 According to the 2011 Census 9.4% of Eastleigh Borough's residents live in rural areas and the Borough has a population density of about 15.7 persons per hectare. This is higher than in neighbouring authorities, including Fareham (15.0), Test Valley (1.9) and Winchester (1.8).

Age structure

- 1.3 Eastleigh Borough had more births than deaths in 2015. The total number of births was 1,468 and the total number of deaths 1,042⁹. The age profile of Eastleigh Borough is similar to the county, regional and national averages, with a slightly larger proportion of the population being of working age than for Hampshire as a whole.
- 1.4 The Office for National Statistics Subnational Population Projections 2014¹⁰ anticipate that the proportion of people aged 65 and over will increase more than other age groups, from 18.3% in 2014 to 24.8% in 2039. The proportion of people aged 14 or under is expected to decrease a little from 17.9% to 17.5% over the same period. Despite this decrease, the dependency ratio is forecast to rise as there will be more 'dependents', mainly older adults, being supported by relatively fewer people of working age.¹¹

Ethnicity

- 1.5 Data from the 2011 census show that 91.8% of the Borough's population was 'White British', with 3.0% 'Asian', 2.9% 'White Other' and 1.4% 'Mixed'. Ethnic minorities (i.e. ethnic groups other than 'White British') increased from 4.6% to 8.2% of the population between the 2001 and 2011 Censuses. Amongst the 'White Other' ethnic group, there was a range of backgrounds including many European nationalities.¹²

Housing

House prices and affordability

- 1.6 Eastleigh Borough is part of the wider Southampton Housing Market Area (HMA). House prices in Eastleigh Borough are lower than the neighbouring adjacent locations of Winchester, Fareham and Test Valley, but higher than in Southampton and the nearby authorities in the neighbouring

⁷ ONS (2016) Population Estimates for UK, England and Wales, Scotland and Northern Ireland.
<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesandscotlandandnorthernireland>

⁸ ONS (2016) Subnational population projections for England Statistical bulletins: 2014-based projections.
<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections>

⁹ Hampshire County Council Facts and Figures (2016) Eastleigh Births and Deaths Factsheet.
<http://documents.hants.gov.uk/population/TrendBDFactsheet-Eastleigh2015.pdf>

¹⁰ ONS (2016) Subnational population projections for England Statistical bulletins: 2014-based projections.
<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections>

¹¹ ONS (2016) Subnational population projections for England Statistical bulletins: 2014-based projections.
<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections>

¹² Hampshire County Council Facts and Figures (2016) Eastleigh 2011 Census Factsheet.
http://www3.hants.gov.uk/2011_census_eastleigh_summary_factsheet.pdf

Portsmouth HMA, Gosport, Havant and Portsmouth¹³. The median house price in Eastleigh Borough between February 2017 and February 2018 was £275,170.¹⁴

- 1.7 The South Hampshire Strategic Housing Market Assessment (SHMA) 2014 and Objectively-Assessed Housing Need Update 2016 were commissioned by the Partnership for Urban South Hampshire (PUSH) in order to support on-going work on local plans. There are four distinct local housing markets in Eastleigh Borough: Chandler's Ford; the town of Eastleigh; Hedge End which is north east of the M27; and the area south of the M27 which borders Southampton Water.
- 1.8 Eastleigh Borough has a broad mix of housing types including flats, terraced, semi-detached and detached housing. Owner occupation is higher than the HMA average, in part influenced by a housing generally focused toward family homes. The Borough has a requirement that new market housing provision should focus on two, three and four bed properties, whilst affordable housing delivery should consist of one and two bedroom properties.
- 1.9 Affordability of housing is a significant issue in the Borough of Eastleigh, as it is elsewhere. This is reflected in the ratio between average house prices and average salaries. In 2016, house prices in Eastleigh Borough were 9.3 times earnings¹⁵. The shortage in affordable housing is reflected in the continuing increase in the number of households in the Borough on the Local Authority Housing Register. The Hampshire Home Choice (HHC) Register is used for the allocation of social housing for the Borough of Eastleigh. The number of applicants registered with Eastleigh Borough Council on the HHC register on 1st April 2017 was 1,845.¹⁶
- 1.10 According to the Objectively-Assessed Housing Need Update¹⁷, trend-based demographic projections using the latest data indicate a need for 546 dwellings per annum. The economic evidence does not provide an upside to this, showing a need for 527 homes per annum.
- 1.11 The affordable housing evidence points to a need for between 360 and 453 affordable homes per year, representing 66-83% of the demographic-led need. Market signals provide evidence of moderate affordability pressures.
- 1.12 Altogether, the Objectively-Assessed Housing Need Update¹⁸ suggests that, taking account of the market signals and the need to boost affordable housing provision, there is a need for 580 homes per annum during 2011-2036. However, Eastleigh Borough Council has since undertaken an update (taking account of the Inspector's appeal decisions) which identified the need for 630 dwellings per annum.

Health

Health indicators

- 1.13 The health of people in Eastleigh Borough is generally better than the England average. Average life expectancy for the period 2015-2015 at birth was 81.9 years for men and 84.3 years for women, which was slightly higher than the averages for England (79.5 and 83.1).¹⁹
- 1.14 In Year 6, 17.7% (238) of children are classified as obese, which is better than the England average. However, estimated levels of adult excess weight are worse than the England average. Despite this, estimated levels of adult smoking and physical activity are better than the England average. Rates of sexually transmitted infections and TB are better than average. Rates of long term unemployment, early deaths from cardiovascular diseases and early deaths from cancer are also better than average. Therefore, on most measures of health, the Borough does significantly better than England as a whole.²⁰

¹³ Land Registry (2017) UK House Price Index. <http://landregistry.data.gov.uk/app/ukhpi>

¹⁴ UK House Price Index (2018) <http://landregistry.data.gov.uk/app/ukhpi>

¹⁵ ONS (2017) Housing affordability in England and Wales: 1997 to 2016.

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/1997to2016>

¹⁶ Hampshire Home Choice (2017) Hampshire Home Choice Annual Report April 2017.

<https://www.hampshirehomechoice.org.uk/Data/Pub/PublicWebsite/ImageLibrary/HHC%20Annual%20Report%202017.pdf>

¹⁷ GL Hearn (2016) Objectively-Assessed Housing Need. http://www.push.gov.uk/2c_objectively_assessed_housing_need_update.pdf

¹⁸ GL Hearn (2016) Objectively-Assessed Housing Need. http://www.push.gov.uk/2c_objectively_assessed_housing_need_update.pdf

¹⁹ Public Health England (2017) Eastleigh District Health Profile 2017. <http://fingertipsreports.phe.org.uk/health-profiles/2017/e07000086.pdf>

²⁰ Public Health England (2017) Eastleigh District Health Profile 2017. <http://fingertipsreports.phe.org.uk/health-profiles/2017/e07000086.pdf>

Health inequalities

- 1.15 While the Borough's health levels are generally good, there remain a number of health inequalities across the Borough, which is closely linked to overall deprivation levels. Pockets of health deprivation exist in the wards of Eastleigh South, Eastleigh Central, Bursledon and Old Netley, Bishopstoke West, and Netley Abbey²¹. Life expectancy is 4.2 years lower for men and 6.6 years lower for women in the most deprived areas of Eastleigh Borough than in the least deprived.²²

Quality of life

Indices of Multiple Deprivation

- 1.16 Overall, the levels of relative deprivation in Eastleigh Borough are low. According to the Index of Multiple Deprivation (IMD), in 2015 the Borough ranked 298 out of England's 326 districts (where 1 is the most deprived), placing it in the least deprived quartile of districts in England. The average multiple deprivation score for Eastleigh Borough was 10.02 compared with the Hampshire score of 11.92 (where a higher score means a greater level of deprivation).
- 1.17 Whilst deprivation is generally low within Eastleigh Borough, about 10% (2,400) of children live in low income families²³. Pockets of deprivation can be found across the Borough, within Eastleigh South, Eastleigh Central, Bursledon and Old Netley, Netley Abbey and Bishopstoke West areas.²⁴

Health

- 1.18 In the 2011 Census, 84.5% of people in the Borough reported that they were in good or very good health, while 3.9% reported that they were of bad or very bad health. The 2001 Census also found that 15.3% of the people in the Borough said they had a long-term illness or disability that limited their day-to-day activities, which was lower than the South East and English averages. Indicators of child health are relatively good. The percentage of children classified as obese in Year 6 is much lower than the England average (17.7%), while rates of alcohol-specific stays in hospital for those under 18 are significantly lower than the England average.²⁵
- 1.19 In line with national and regional trends, estimated levels of obesity are high²⁶. According to Public Health England estimates for 2013-2015, 67.7% of adults in the Borough had excess weight, which compared with 65.8% for Hampshire, 63.3% for the SE Region, and 64.8% for England. An estimated 19.1% of adults in the Borough were classed as obese compared with 21.1% for Hampshire, 20.3% for SE Region, and 21.9% for England.
- 1.20 According to Sport England's Active People Survey 2016²⁷, levels of physical activity within the Borough have increased over time. The percentage of physically active adults (those achieving at least 150 minutes of physical activity per week in accordance with the UK Chief Medical Officer's recommended guidelines) in the Borough has increased from 56.4% in 2012/13 to 63.7% in 2017. The English average in 2017 was 57%.
- 1.21 There are nine venues in Eastleigh Borough with gyms of 20 stations or larger that offer pay as you train access to the public. All of these venues also have exercise studio spaces and offer class programmes in addition to those available at stand alone parish, church and community halls.
- 1.22 Other than the Council's flagship Fleming Park Leisure Centre gym, the rest of the nine gyms are on education sites and most have restricted access to the public during the day in term time. The existing Fleming Park Leisure Centre has circa 100 stations and is extremely busy during peak hours. The Borough Council appointed developers in March 2016 to build a replacement for the exiting Fleming Park Leisure Centre on land adjacent to the existing centre. As such, the gym will

²¹ Open Data Communities (2010)

²² Public Health England (2017) Eastleigh District Health Profile 2017. <http://fingertipsreports.phe.org.uk/health-profiles/2017/e07000086.pdf>

²³ Public Health England (2017) Eastleigh District Health Profile 2017. <http://fingertipsreports.phe.org.uk/health-profiles/2017/e07000086.pdf>

²⁴ Eastleigh Borough Council Authority (2017) Annual Monitoring Report 2016-2017. <https://www.eastleigh.gov.uk/media/2862/annual-monitoring-report-2016-17-fv.pdf>

²⁵ Public Health England (2017) Eastleigh District Health Profile 2017. <http://fingertipsreports.phe.org.uk/health-profiles/2017/e07000086.pdf>

²⁶ Eastleigh Borough Council Authority (2017) Annual Monitoring Report 2016-2017. <https://www.eastleigh.gov.uk/media/2862/annual-monitoring-report-2016-17-fv.pdf>

²⁷ Sport England, Active People Survey 2014/15 via Public Health England's Health Profiles

increased by approximately 50% from 2018. In addition, a further eight commercial gyms have been identified that offer more than 20 station gyms. There is also good supply of large-scale gym and fitness facilities within the drive time catchment of the Borough.

- 1.23 The assessment of need findings for gyms in Eastleigh Borough concludes that once the larger gym is available at Fleming Park Leisure Centre, there will be no need for further pay and play provision to serve community demand in the north of the Borough in the short (1-3yrs) or medium term (3-5yrs).
- 1.24 According to EBC's Sports Facility Needs Assessment & Playing Pitch Strategy Update²⁸, there are three public swimming pools in the Borough at Fleming Park Leisure Centre, Hamble Sport Complex and Wildern School Leisure Centre. These three municipal and school pools are supplemented by private members club pools at four commercial health club sites. Additionally, ten community pools in neighbouring Boroughs are located within the Council's existing accessibility standard (i.e. an approximate 15 minute drive time). The new Fleming Park Leisure Centre will include a 25m eight lane pool and 20m (x10m) learner pool, increasing the water space available by approximately 180m² from 420m² to 600m².
- 1.25 The assessment of need findings for swimming pools shows that, at current population levels, demand for swimming space in Eastleigh Borough in the peak hours exceeds the current available supply. However, the current supply shortfall should be largely addressed by the opening of the new Fleming Park Leisure Centre and the opening of Holy Hill Leisure Centre in Sarisbury Green in Test Valley District. This venue is accessible to residents in the south and east of Eastleigh Borough.
- 1.26 As in the case for the rest of England, obesity is a key issue for the Borough, as it will have a substantial impact on the future health of many individuals and increase their risk of suffering a range of diseases, including heart disease. In addition, the trend towards an ageing population will have significant implications for health and social care services in the Borough. It will also increase the dependency ratio, so that in the future there are likely to be more retired people, relative to the number of people in work.²⁹

Crime

- 1.27 Figures from 2016-2017 indicate that the overall distribution of recorded crimes within the Borough was relatively consistent with the distribution for the whole of England and Wales. However, a slightly smaller proportion of the locally recorded crimes were for criminal damage and arson, domestic burglary, drug offences, robbery, shoplifting and vehicle offences. A slightly larger proportion was recorded for non-domestic burglary, public order offences and violent offences. Violent crime with or without injury and criminal damage including arson are the main forms of crime within the Borough³⁰. The overall crime rate for the Borough from 2013-2017 has been consistently lower than the average rate for Hampshire.
- 1.28 A strategic assessment carried out in 2007 indicated that anti-social behaviour, often associated with alcohol or drugs is a particular problem, particularly with respect to the town of Eastleigh. Over half of offenders in the town of Eastleigh were under the influence of alcohol and/or drugs, and both offenders and victims are likely to be males aged 18-30.³¹ A Community Safety Partnership Strategic Assessment was conducted for the year 2015/2016. Large increases were reported in violence (+70%) and public order offences (+93%). Although, it should be noted that increases in these offences is in part due to Hampshire Police's greater focus on accurately recording crime³². Antisocial Behaviour and Violent Crime account for 34% and 17% of all crime consecutively.
- 1.29 Within the Borough of Eastleigh, there are three areas which had comparatively higher numbers of recorded crime in 2015. These areas are Fair Oak & Bishopstoke; Hedge End, West End & Botley;

²⁸ Continuum Sport and Leisure (2017) Sport Facility Needs Assessment & Playing Pitch Strategy Update. <https://www.eastleigh.gov.uk/media/1655/draft-eastleigh-sports-facility-and-playing-pitches-report.pdf>

²⁹ Eastleigh Borough Council (2015) Eastleigh Borough Local Plan 2011-2036 Sustainability Appraisal Scoping Report, June 2015.

³⁰ Eastleigh Borough Council Authority (2017) Annual Monitoring Report 2016-2017. <https://www.eastleigh.gov.uk/media/2862/annual-monitoring-report-2016-17-fv.pdf>

³¹ Eastleigh Borough Council (2008) Evidence Base for the Borough of Eastleigh.

³² Community Safety Partnership (2016) Eastleigh Community Safety Partnership Strategic Assessment 2016. <http://meetings.eastleigh.gov.uk/documents/s50015496/2016%20Strategic%20assessment%20FINAL.pdf>

and Bursledon, Hamble & Hound. The areas of Chandler's Ford & Hittingbury and Eastleigh have fewer numbers of recorded crime.³³

Arts and culture

- 1.30 Eastleigh Borough has a rich aviation, railway and maritime heritage, significant historic monuments, international cricket at the Ageas Bowl ground and a number of local museums and libraries.
- 1.31 Eastleigh Town Centre is the home of The Point, a centre for the development of contemporary performance. In the north of the Borough, there is a 400 seat Thornden Concert hall and the nationally recognized jazz venue, The Concorde Club. There is a lack of cultural facilities in the south of the Borough, although this was partly addressed with the building of a 300+ seat theatre at Wildern School, the Berry Theatre.
- 1.32 There are currently over 60 public artworks located within the Borough, ranging from mosaic, to sculpture, metalwork, glasswork and murals. Public art in Eastleigh Borough is promoted through the Borough Council's Public Arts Strategy and delivered through the Council's Community Investment Programme.

Recreation and amenity (including open space and green infrastructure)

- 1.33 The Borough contains an extensive array of recreation facilities³⁴ including:
- Places Leisure Eastleigh;
 - The Point (Eastleigh) and the Berry Theatre (Hedge End)– theatre, art gallery and dance centre;
 - Country parks at Manor Farm (Botley/ Bursledon), Itchen Valley (West End), Lakeside (Eastleigh) and Royal Victoria (Netley);
 - The Itchen Way footpath;
 - Strawberry Trail;
 - Hamble Rail Trail;
 - Parts of the Solent Way along the coast;
 - Parts of the national cycle network including between Hamble and the eastern boundary of Southampton;
 - River Hamble – major centre for marinas and sailing activities;
 - The Ageas Bowl – international cricket venue and home to Hampshire Cricket;
 - Community schools with enhanced facilities;
 - Golf Courses; and
 - Allotments.
- 1.34 According to the most recent Open Space Assessment conducted in 2017³⁵, there is approximately 956 hectares of open space including Amenity Space, Country Parks, Green routes and Allotments. The Borough of Eastleigh is also within easy reach of other regional recreational facilities such as those within Southampton, the New Forest and Winchester.
- 1.35 Most Local Areas have good access to a range of open space types; further detail is provided below.
- 1.36 The majority of residents are within 300 m of an amenity open space of fair or good quality, however, there are some deficiencies, particularly at:
- Chandler's Ford (north and west).

³³ Community Safety Partnership (2016) Eastleigh Community Safety Partnership Strategic Assessment 2016. <http://meetings.eastleigh.gov.uk/documents/s50015496/2016%20Strategic%20assessment%20FINAL.pdf>

³⁴ Eastleigh (2015) Eastleigh Borough Local Plan 2011-2036, Sustainability Appraisal Scoping Report, June 2015..

³⁵ LUC (2017) Eastleigh Borough Open Space Needs Assessment 2017: A needs assessment to inform the Eastleigh Borough Local Plan 2011-2036

- Hedge End (north east and south west).
 - Botley (north).
 - Netley (east).
- 1.37 There is consistent indication across the quantity and accessibility indicators that Hedge End is an area where deficiencies in access to open space exist. This open space deficiency overlaps with parts of the Borough which experience relative deprivation in terms of health, including at Eastleigh, Shamblehurst and West End.
- 1.38 In terms of quality, the majority of open spaces have been assessed to be of fair or good quality. Those poorer quality sites which are located within areas of general deficiency should be improved as a priority. Both Bishopstoke and Netley have many open spaces which are currently only fair quality, and the quality of these sites should be enhanced, particularly Mount Pleasant Recreation Ground at Bishopstoke, which in light of its size, should offer a wider range of facilities.
- 1.39 There is good provision of country parks, which are well dispersed to serve the whole population of Eastleigh Borough.
- 1.40 There is generally good provision of play space for children in the Borough, although deficiencies exist with some residential areas having poor access to local children's play space, including within:
- Hamble-le-Rice, particularly the southern and eastern areas.
 - Horton Heath.
 - The eastern part of Hiltingbury.
 - Millers Dale South to the west of Hursley Road.
 - Some parts of Hedge End.
 - Boorley Green.
- 1.41 Provision of allotments in Eastleigh Borough is generally good, with all Local Areas except Hiltingbury and Chandler's Ford meeting the national quantity standard at present.
- 1.42 Taking into account the projected population change for 2036, the provision of Allotments per 1,000 population does decrease across all the Local Areas, and in addition to Chandler's Ford and Hiltingbury, Bishopstoke, Fair Oak and Horton Heath also fall below the recommended quantity standard.
- 1.43 Accessibility to allotments is more varied with notable differences between settlements. Areas of deficiency of allotments within the recommended 900 metre accessibility standard include:
- Hedge End.
 - West End.
 - The southern part of Horton Heath.
 - The northern and central areas of Chandler's Ford.
 - The southern part of Hamble-le-Rice.
- 1.44 Multi-functional areas of open space and links between them deliver a wide range of environmental and quality of life benefits for local communities. These include biodiversity, landscape and culture, recreation, health and wellbeing and natural resources. The Borough's country parks, countryside, the rivers, in particular the Rivers Itchen and Hamble, and the coast are key green infrastructure (GI) assets.
- 1.45 The Open Space Study sets out a number of recommendations to ensure adequate open space provision in the period up to 2036. Key recommendations include:
- A need for open space sites to be more accessible and provided and maintained to a higher quality.
 - Ensure that appropriate, good quality provision of open space is incorporated within planned development.

- Development contributions to the enhancement and maintenance of existing facilities where quantity is sufficient to accommodate the population increase.
- Development should create new local amenity open spaces, play facilities and allotments within the strategic development area, to address identified deficiency.
- Better connectivity between residential areas and employment areas, leisure destinations and open spaces can help to reduce traffic congestion and improve air quality in the Borough.
- Green routes should be created or upgraded to provide access to a variety of users including people with disabilities, pushchairs and bicycles as well as those on foot.

Economy

Economy

Economic sectors

- 1.46 In 2016, the total number of businesses within the Borough stood at 6,735. This is a year on year consecutive increase since 2011. Business births have also risen year on year since then. Business deaths in 2016 have also increased since the previous year of 2015. However, overall this is positive as there is a much lower level of increase in business deaths (10.6%) compared to the level of increase in business births (64.2%) when compared to the previous monitoring period. This rate of business survival is slightly below the County level but is high compared to the regional and national rates.³⁶
- 1.47 There is a higher proportion of jobs in the following sectors, when compared to the national averages: manufacturing; construction; wholesale and retail trade; repair of motor vehicles and motorcycles; transportation and storage; information and communication; financial and insurance activities; real estate activities; and professional, scientific and technical activities. The largest broad sector employer is distribution, transport, accommodation and food³⁷.
- 1.48 2016 data provided by the ONS relating to GVA per employee shows that the productivity of the Borough is very similar to the national level and lower than the South East³⁸. One of the aims of the Solent LEP strategy is to close the gap in productivity with the South East. In relation to GVA per head of resident population the Borough has a large workforce relative to its economic output, compared to the UK and the South East. This is due to the relative importance of certain sectors, such as retail, construction and manufacturing.

Employment and unemployment

- 1.49 Overall, the Borough is a reasonably prosperous area, with approximately 64,000 jobs in 2016³⁹. Prysmian Cables, Southampton Airport, B&Q and Ageas Insurance are the largest employers.⁴⁰
- 1.50 Unemployment is low in the Borough, and although it increased and stabilised at a higher level after the financial crisis, the most recent figures for 2017 suggest that it has fallen back to pre-recession levels of approximately 3.2% of the economically active population. This compares with an unemployment rate of 4.4% nationally (for Great Britain).⁴¹
- 1.51 In January 2018, the figure for Jobseeker Allowance claimants as a % of working-age population (16-64 years old) was 1%, which is less than the figure for the South East (1.2%)⁴². Between October 2016 and September 2017, 86.8% of the traditional working age population (16-64 years

³⁶ Eastleigh Borough Council Authority (2017) Annual Monitoring Report 2016-2017. <https://www.eastleigh.gov.uk/media/2862/annual-monitoring-report-2016-17-fv.pdf>

³⁷ EBIS at Hampshire County Council (2017) Eastleigh Local Economy 2016

³⁸ Eastleigh Borough Council Authority (2016) Annual Monitoring Report 2015-2016. <https://www.eastleigh.gov.uk/media/1631/amr-2015-16-final-version.pdf>

³⁹ Eastleigh Borough Council Authority (2016) Annual Monitoring Report 2015-2016. <https://www.eastleigh.gov.uk/media/1631/amr-2015-16-final-version.pdf>

⁴⁰ Hampshire County Council (2015) Eastleigh Borough Economic Profile 2013/14

⁴¹ NOMIS (2018) Labour Market Profile – Eastleigh. <https://www.nomisweb.co.uk/reports/lmp/la/1946157302/report.aspx>

⁴² NOMIS (2018) Labour Market Profile – Eastleigh. <https://www.nomisweb.co.uk/reports/lmp/la/1946157302/report.aspx>

old) was economically active. This compares to economic activity levels of 81.2% for the South East and 78.1% for the UK.⁴³

- 1.52 Levels of economically active persons within the Borough have often been slightly higher than regional and national levels since June 2012.

Education and skills

- 1.53 Skill levels have some scope for improvement within the Borough relative to levels elsewhere within the South East, however Eastleigh Borough compares favourably with the UK as a whole. The Borough has higher proportions of residents with qualifications at all NVQ levels 1-3 (more complex work activities down to the attainment of five or more GCSEs at grades A-C or equivalent) than for the UK and the South East. However, the Borough has slightly lower levels of residents with the highest level qualifications (NVQ4 and above) than the UK and the South East⁴⁴. In 2015 there was a reduction of around 4,600 residents in Eastleigh Borough with a degree qualification or higher. This is most likely due to the decision to increase tuition fees in 2010.
- 1.54 According to the Annual Survey of Hours and Earnings 2017, the median gross weekly earnings within the Borough for full time workers (resident) was £531.70 compared to £552.30 for Great Britain.⁴⁵
- 1.55 The ONS Annual Population Survey (Oct 2016-Sep 2017) suggests that 43% of residents are employed in occupations associated with the knowledge economy (Managers, Directors and Senior Officials; Professional Occupations; and Associate Professional & Technical Occupations)⁴⁶. The decline in numbers of residents with formal qualifications such as university degrees, as highlighted above, has the potential to result in a significant decline in residents in professional occupations and an increase in residents with occupation in skilled, semi-skilled and unskilled occupations.

Sites and premises

- 1.56 The Borough includes major industrial estates at Eastleigh, Chandler's Ford, Hedge End, Hamble and several office campuses in Eastleigh and Hedge End. Statistics published by the Department for Communities and Local Government showed that in 2008, Eastleigh had approximately 2,200 office and industrial premises amounting to 1,100,000 m² of floor space, of which the vast majority (86%) was for industrial or storage and distribution use (Use Classes B2 and B8).⁴⁷
- 1.57 There have been decreases in industrial floor space and increases in office floor space within the Borough between 2002 and 2012. Whilst this appears concerning, given the reliance on the transport and storage and manufacturing sectors to provide jobs within the Borough, it is likely to reflect economic restructuring as manufacturers seek to occupy smaller units and sites. Since 2006, land monitoring data suggests that industrial and warehousing development in the Borough has typically involved less than 5,000m² of new floorspace per annum.⁴⁸
- 1.58 Although there was an overall decrease in industrial floorspace between 2002 and 2012, there was an overall increase in the number of industrial properties, which implies that there has not been a reduction in industrial activity that has been in proportion with the loss of floorspace. This conclusion is supported by the fact that the manufacturing sector still provides a relatively high proportion of local jobs⁴⁹. Data on recent (April 2011-March 2014) additional floorspace completions for retail and other town centre uses show that retail development largely took place within the defined town and district centres (Eastleigh, Hedge End, and Chandler's Ford). Since then, 8,310m² of new retail floor space was also developed at Hedge End Retail Park. Since 2013, there have also been a number of planning permissions that relax restrictions on the types of goods that can be sold in out-of-centre locations at Channon Retail Park (Eastleigh) and by the M27

⁴³ NOMIS (2018) Labour Market Profile – Eastleigh. <https://www.nomisweb.co.uk/reports/lmp/la/1946157302/report.aspx>

⁴⁴ NOMIS (2018) Labour Market Profile – Eastleigh. <https://www.nomisweb.co.uk/reports/lmp/la/1946157302/report.aspx>

⁴⁵ NOMIS (2018) Labour Market Profile – Eastleigh. <https://www.nomisweb.co.uk/reports/lmp/la/1946157302/report.aspx>

⁴⁶ NOMIS (2018) Labour Market Profile – Eastleigh. <https://www.nomisweb.co.uk/reports/lmp/la/1946157302/report.aspx>

⁴⁷ Eastleigh Borough Employment Land Review Part 3 (2014)

⁴⁸ Hampshire County Council (2014) Land Monitoring data, 2006-2014.

⁴⁹ NOMIS (2018) Labour Market Profile – Eastleigh. <https://www.nomisweb.co.uk/reports/lmp/la/1946157302/report.aspx>

at Hedge End. This is a clear indication of pressure for out-of-centre retail development within the Borough.⁵⁰

- 1.59 At March 2014, 7.5% of total units or 15.4% of total floor space was available for industrial uses (including warehousing and storage) and 10.0% of total units or 11.7% of total floorspace were available for office premises uses. The relatively low rate for available industrial premises indicates that there may be an undersupply of industrial property within the Borough⁵¹. The higher rate of available floorspace reflects the existence of a number of large sites for industrial/storage use at Eastleigh River Side. With regard to office floorspace, these availability rates provide no evidence of oversupply.
- 1.60 According to Eastleigh Borough's Council's Retail and Leisure Needs Assessment⁵² the main commitments and new store developments in the area include:
- Eastleigh: A new retail unit (Coles Close, Twyford Road) comprising a gross floor area of 1,489 sqm comparison goods retail.
 - Eastleigh: A ground and first floor unit (within the Mall Atrium, Swan Centre) of 1,845 sqm comparison foods retail.
 - Hedge End (Out of Centre): A new 'goods online' loading bay, replacement management suite, additional sales area, educational facility, dentist unit and new customer lobby (extension to Sainsbury's, Tollbar Way). The increase in the retail sales area equates to 120 sqm for which is assumed to be the sale of convenience goods.
 - Hedge End (Out of Centre): A new retail unit (Hedge End Retail Park) with a gross floor area of 929 sqm for sale of pet related products with associated veterinary services facility, and alterations to car park and vehicle access point.
 - Hedge End (Out of Centre): An extension to Unit 1a (Bradbeers Retail Park) to create additional gross floorspace of 1,437 sqm.
 - Fair Oak: Redevelopment of a garden centre to create an additional retail floor area of 214 sqm gross.
 - West End: Construction of a single storey unit with associated car parking and altered access, yard and bin store and landscaping, to create an additional gross floorspace of 373 sqm.
 - Chandler's Ford: Subdivision of a vacant retail unit to create two A1 retail units, 1,747 sqm floorspace for Aldi and 1,348 sqm floorspace for Poundstretcher.
- 1.61 In addition to the above, retail floorspace is also identified as part of new local centres planned to serve two strategic housing sites in the Borough, in Eastleigh and Botley.
- 1.62 According to the Retail and Leisure Needs Assessment⁵³, there is no capacity in Eastleigh Borough for a new superstore-format floorspace until 2027 (454 sqm net). This capacity is then forecast to increase to 1,500 sqm net by 2032 and to 2,345 sqm net by 2036. The results indicate that the Borough could: (1) deliver a new foodstore towards the end of the study period; (2) deliver a number of smaller format stores; or (3) build extensions to existing stores.
- 1.63 In the town of Eastleigh, there is no forecast capacity to support new convenience floorspace after taking account of planned convenience floorspace in the town centre and surrounding out-of-centre locations (including a new local centre). For Chandler's Ford there is limited forecast capacity for some 357 sqm net by 2036. This could support an extension to an existing store, or a smaller convenience store format. For Hedge End, there is potential need of 873 sqm net by 2036. This provides potential scope for a supermarket, or possibly a deep discounter (i.e. Aldi or Lidl), or a number of smaller convenience stores.

⁵⁰ Eastleigh (2015), Eastleigh Borough Local Plan 2011-2036, Sustainability Appraisal Scoping Report, June 2015.

⁵¹ Eastleigh Borough Council (2014) Eastleigh Borough Employment Land Review Part 1, Background Paper: EC1a , Economic & Employment Land Baseline Report, July 2014.

⁵² Carter Jonas (2017) Retail and Leisure Needs Assessment 2017. <https://www.eastleigh.gov.uk/media/1649/retail-and-leisure-needs-assessment-july-2017.pdf>

⁵³ Carter Jonas (2017) Retail and Leisure Needs Assessment 2017. <https://www.eastleigh.gov.uk/media/1649/retail-and-leisure-needs-assessment-july-2017.pdf>

- 1.64 For local centres, there is forecast capacity for 301 sqm net by 2036. This would support one or two smaller convenience stores in some of the centres, subject to market demand. The more limited capacity generated by the local centres reflects the scale of their retail offer, their market shares and their role and function in the hierarchy and network of centre; principally serving the day-to-day needs of their local catchment populations. For the rest of the Borough, there is total forecast capacity for up to 857 sqm net by 2036. This is mainly being generated by the Tesco at Bursledon and would support either an extension to this store, or a new deep discounter or a number of smaller convenience stores.
- 1.65 Additionally, should development proceed in the strategic housing growth areas this will further absorb convenience need of up to 725 sqm net.
- 1.66 There is limited Borough-wide need for comparison goods (clothing, footwear, household and recreational goods) over the short term (up to 2022), but need increases thereafter to 6,360 sqm net by 2027, 12,935 sqm net by 2032 and 18,564 sqm net by 2036.
- 1.67 For the town of Eastleigh, there is no forecast capacity over the short term (up to 2022) after taking account of all known commitments. There is some need in 2027 for 1,023 sqm net, increasing to 2,809 sqm net by 2032 and 4,365 sqm net by the end of the study period (2036). For Chandler's Ford, there is forecast capacity for 258 sqm net in 2022, increasing to 1,857 sqm net by 2036.
- 1.68 For the Borough's Local Centres there is limited forecast capacity for 321 sqm net by 2027, increasing to 966 sqm net in 2036. These forecasts are expected and reflect the limited provision of comparison goods in smaller centres and their role and function within the Borough's retail hierarchy. Finally, for the rest of the Borough, there is limited forecast capacity for 342 sqm net in 2027, increasing to 894 sqm net by 2036.
- 1.69 Additionally, should development proceed in the strategic housing growth areas this will further absorb comparison goods need of up to 1,177 sqm net. This would be met from the comparison goods capacity already identified.
- 1.70 Overall, the majority of the forecast capacity for new retail floorspace occurs towards the end of the study/plan period (i.e. between 2032 and 2036). This forecast capacity over the long term should, according to the Retail and Leisure Needs Assessment be directed to Eastleigh Town Centre and the Borough's District Centres first, in accordance with national and local plan policy objectives. The distribution of the forecast capacity for new retail floorspace should reflect the network and hierarchy of centres, and the relative role and function of the Council's centres.
- 1.71 In terms of accommodating needs in full over the plan period in accordance with the NPPF, the Council has identified that the Barton Park site, located close to Eastleigh Town Centre, could represent the key strategic development opportunity at the present time.

Accessibility and transport

Transportation infrastructure

- 1.72 The main roads through Eastleigh Borough are the M3, A27, M27, A334, A335, A3024 and A3026. A network of lower category (A/B/C/unclassified) roads also serve the urban and rural areas. In addition, several rail lines pass through the Borough, which carry both passenger and freight traffic. These are:
- The South Western Mainline railway from London to Weymouth, with stations at Eastleigh and Southampton Airport Parkway;
 - The Botley line which runs from Eastleigh to Fareham with stations at Hedge End and Botley;
 - The Southampton-Fareham line which crosses the south of the Borough, with stations at Netley, Hamble and Bursledon; and
 - The Eastleigh to Romsey Line which serves Chandlers Ford.
- 1.73 The modal share of freight by rail at Southampton docks has grown in recent years so that 35% of all new containers now arrive or depart by rail following a series of upgrades to rail freight capability on the line in recent years. The Eastleigh Station area also acts as a significant terminal

for railway construction/aggregates traffic, railway infrastructure traffic and as a freight marshalling yard.⁵⁴

- 1.74 Southampton Airport is also situated within the Borough, and is linked to the rail network by Southampton Airport Parkway and to the strategic road network by the M27 at Junction 5. The airport serves 39 destinations, and is used by 1.8 million passengers per year. Southampton Airport Ltd's 2006 masterplan for the airport indicates that they wish to increase passenger numbers to 6 million passengers per annum by 2030. This may involve building a new terminal⁵⁵. Passenger numbers increased from 1.84 million passengers in 2005 to 1.95 million passengers in 2008 but then fell between 2008 and 2012 to 1.69 million passengers, but are gradually recovering towards their previous peak. Southampton Airport is almost totally reliant on one airline operator, Flybe, who operate 92% of all flights⁵⁶. The airport has a single runway which is just over 1,700 metres long. The length of the runway as well as the topography of the area surrounding the airport means that the routes which are economically viable to serve and the size of aircraft which can be used are limited.
- 1.75 2011 Census data shows that 3% of all journeys to work in the Borough are made by bus. The bus network in the Borough connects local centres as well as areas of employment, schools, colleges and areas outside of Eastleigh Borough. Most bus usage is primarily for shorter local journeys as the reasonably comprehensive rail network serves medium length and longer journeys.⁵⁷
- 1.76 Bluestar, First and Xelabus are the primary bus operators in Eastleigh Borough, with some of routes covered by Wheelers and Stagecoach. The bus industry is unstable with regular changes to some of the more peripheral routes, and some new operators entering the market whilst others have exited the market. This has created confusion amongst residents about the offer of bus services in some areas.⁵⁸
- 1.77 2011 Census data shows that 3% of all journeys to work are made by bicycle. There is variable provision in the Borough of off road/shared use cycle routes to support recreational and leisure cycling, in addition to the use of the road network⁵⁹. Cycle facility provision is relatively good in northern parts of Hedge End as well as from Bishopstoke to Eastleigh Town and from Southampton Airport to Chandlers Ford Business Parks. However, numerous gaps exist in the network of strategic routes, most notably along the A27 corridor and from Chandlers Ford to Southampton and to Winchester along Winchester Road. These larger gaps are also accompanied by gaps in the local network⁶⁰. There are now approximately 27km of cycleways in the borough centred mainly on the areas of Eastleigh and Hedge End.⁶¹
- 1.78 Eastleigh town centre has a relatively high proportion of residents cycling to work, as do areas across Chandler's Ford, Bishopstoke and Fair Oak. There are also patches of higher relative levels of cycling to work in Hamble, Bursledon and Netley. Despite the relatively good provision of cycle infrastructure in Hedge End the proportion of residents cycling to work is relatively low, likely due to the proximity to the M27 and car-based commuting patterns here.⁶²
- 1.79 Eastleigh Borough also has extensive walking routes consisting of non-designated footpaths and designation Public Rights of Way, including bridleways. Eastleigh as a Borough has a high proportion of residents walking to work, which is highest in Eastleigh town central area at up to 18%. The lowest percentage of walking occurs in the Hedge End area and northern Botley.⁶³

⁵⁴ Eastleigh (2015) Eastleigh Borough Local Plan 2011-2036, Sustainability Appraisal Scoping Report, June 2015.

⁵⁵ Eastleigh Borough Council (2015) Transport Background Paper, December 2015.

⁵⁶ Centre for Aviation (2015) Flybe SWOT Analysis: strengths as an airline do not necessarily convert to sustainable profits <http://centreforaviation.com/analysis/flybe-swot-analysis-strengths-as-an-airline-do-not-necessarily-convert-to-sustainable-profits-208471>

⁵⁷ Eastleigh Borough Council (2015) Eastleigh Borough Council 2015, Bus Passenger Survey.

⁵⁸ Eastleigh (2015) Eastleigh Borough Local Plan 2011-2036, Sustainability Appraisal Scoping Report, June 2015.

⁵⁹ UE Associates (2009) Partnership for Urban South Hampshire: Green Infrastructure Strategy, http://www.push.gov.uk/what_we_do/sustainability/documents/PUSH_GI_Strategy_Final_4_281009NDnp.pdf

⁶⁰ Eastleigh Borough Council (2015) Transport Background Paper, December 2015

⁶¹ Eastleigh Borough Council (2015) Background Paper T1: Transport, December 2015.

⁶² Eastleigh Borough Council (2006) Cycle Strategy 2006-2011, Eastleigh Borough Council

⁶³ Hampshire County Council (2015) Eastleigh Strategic Transport Study Interim Report, December 2015.

1.80 According to the PUSH Green Infrastructure Strategy, whilst pedestrian paths and public rights of way are widespread in the Borough, they sometimes lack connectivity.⁶⁴

Traffic flows

1.81 The highway and rail networks support a large amount of movement into the Borough from commuters who live elsewhere but work in Eastleigh Borough. In particular, over 10,000 commuters travel from Southampton to Eastleigh Borough each day⁶⁵; there is a similarly large out-commuting flow from Eastleigh Borough to Southampton. In addition, there are significant commuting flows from Eastleigh Borough to Winchester and from New Forest District into Eastleigh Borough.⁶⁶

1.82 There are substantial numbers of commuting trips which start and end within the Borough in the Hedge End, West End and central areas in Eastleigh Town. In Bursledon, Hamble and Hound, fewer commuting trips are to destinations within the Borough. Many "self-contained" commuting trips (i.e. with a start and end point within the Borough) may still cross the Borough boundary as part of their routes. Prime examples would be Hedge End and Bursledon/Hamble/Netley Hamble to Eastleigh or Chandlers Ford journeys, which are likely to use the M27, passing out of the Borough en route (and also using a strategic link for short/medium distance commuting journeys).⁶⁷

1.83 Across the South Hampshire area, highway trips are projected to grow by around 16% by 2036⁶⁸ with traffic flows likely to increase on all sections of the M3 and M27 within the Borough. Significant congestion occurs in Eastleigh Town when restrictions and incidents occur on the southbound links between the M3 and M27, where traffic intending to travel eastbound on the M27 is routed through the town to Junction 5 of the M27⁶⁹. Traffic congestion affects both the strategic and local road network in the Borough. Congestion on the strategic road network in the Borough is a significant issue. Most of the main roads (including motorways) through the Borough are congested or close to capacity during peak hours. Projected increases in traffic flows on the M3, M27 and local roads could worsen this. Congestion is an issue at the following locations in the Borough:⁷⁰

- B3037 Bishopstoke Road, Eastleigh, as it joins the Twyford Road roundabout
- A335 Twyford Road between Allbrook Hill and the Twyford Road roundabout
- A335 Southampton Road, Eastleigh towards junction 5 of the M27
- Passfield Avenue, Eastleigh · Stoneham Lane, Eastleigh Approach roads to Junction 7 of the M27
- B3397 Hamble Lane including the approaches to the Windhover roundabout

Travel to work

1.84 According to 2011 Census data, a higher proportion of Borough residents travel to work by car (76%) than the regional (66%) and national averages (62%). The areas with the highest proportions of residents who make single occupancy vehicle journeys to work include northern parts of Hedge End; Bursledon; parts of Chandler's Ford and Hiltingbury; and Fair Oak and Horton Heath. Eastleigh town centre has a comparatively low proportion of residents driving to work, as do some small parts of central Chandler's Ford, Netley, central Hedge End and Hamble.

1.85 According to 2011 Census, single occupancy vehicle journeys are the most popular mode of travel for journeys to work by a considerable margin. There are relatively few people who travel as a passenger by car. Those travelling on foot make up the second largest proportion at 7.5%,

⁶⁴ UE Associates (2010) Green Infrastructure Strategy, Partnership for Urban South Hampshire. http://www.push.gov.uk/push_gi_strategy_adopted_june_10-2.pdf

⁶⁵ ONS (2011) Census: Origin- Destination. https://www.nomisweb.co.uk/census/2011/origin_destination

⁶⁶ Eastleigh (2015) Eastleigh Borough Local Plan 2011-2036, Sustainability Appraisal Scoping Report, June 2015.

⁶⁷ Eastleigh (2015) Eastleigh Borough Local Plan 2011-2036, Sustainability Appraisal Scoping Report, June 2015.

⁶⁸ MVA Consultancy (2011) Transport for South Hampshire 2011, Evidence Base Model Development Report 2, <http://www3.hants.gov.uk/2011-tfsh-model-development-report-version-2.pdf>

⁶⁹ Hampshire County Council (2007) Appendix C-Solent Transport Strategy http://old-iwight.onthewight.com/living_here/environment/Transport_strategies/apr/images/2SolentTransportStrategy.pdf

⁷⁰ Eastleigh Borough Council (2015) Transport Background Paper, December 2015.

followed by those working from home at 5% and those travelling by train at 4%⁷¹. Residents living in less densely populated areas and further from the main employment sites are most likely to travel to work by single occupancy car; there is also often a positive correlation between the areas with high levels of car commuting and decreased accessibility to good bus services or local rail stations.

- 1.86 Travel to work mode shares have remained largely the same between the 2001 and 2011 censuses, with a slight increase in the proportion driving a car/ van to work and also those travelling by train and on foot. The proportion of Eastleigh Borough residents travelling to work by bus has declined. Across the Borough, very few commuters use the bus (3%), even in areas where there is currently relatively good bus service provision. However, areas with a larger proportion of bus commuting can be found in Netley, Chandler's Ford, Bishopstoke and parts of Fair Oak.⁷²

Public transport accessibility

- 1.87 The busiest railway lines for passenger services are the South Western Mainline and the Southampton-Fareham Line. Passenger rail usage has increased significantly in Eastleigh Borough over the last two decades. Improvements to provide additional capacity and enable additional services (both passenger and freight) are planned in the medium and longer term for both the mainline and some connecting routes as detailed in Network Rail's Wessex and Sussex area route studies. The studies highlight a requirement to increase capacity on peak services into and out of London and as such, ways to provide for additional fast services from Southampton and Winchester to London have been identified. The Sussex Area Route Study⁷³ includes service between Southampton and Barnham and onwards to Brighton and the route to London Victoria. Some proposals in the strategy could have benefits for connectivity in the Borough and surrounding areas.
- 1.88 The busiest stations in the Borough are Southampton Airport Parkway and Eastleigh, each serving around 1.6 million passengers during 2013-14. Southampton Airport Parkway station serves both a local catchment covering southern parts of the town centre, and northern parts of Southampton, but also draws passengers from a significantly wider catchment due to its good road connectivity via the M27. Local stations such as Hedge End and Chandler's Ford have also seen increasing passenger numbers. Eastleigh Town Centre and Northern parts of Hedge End have the highest levels of rail commuting.⁷⁴
- 1.89 Rail journey times are generally competitive with/ better than driving for journeys between areas with good access to rail stations, especially in the peak hours where road journey times are slower. However, in some areas (e.g. Bursledon, Eastleigh and Netley where passenger numbers have decreased) the low frequency of trains, or limited range of destinations served, hinders the railway as a realistic alternative to car commuting. Aside from Eastleigh and Southampton Airport Parkway, the Borough's stations are only served by a basic frequency of a single hourly train in each direction with some additional peak hour services in the direction of the busiest commuting flow. Furthermore, Hedge End and Botley do not have a direct connection to Southampton, the most popular destination in the area, and also have sparse later evening services. Other stations also have limitations, such as limited connectivity and interchange particularly near the M27 and connecting roads.⁷⁵
- 1.90 There has been a 0.47% increase in the estimates of station usage numbers in the last year across the stations located in the Borough, and an increase in passenger numbers at all but three of the stations. The 0.47% increase is significantly lower than the increase recorded in the previous monitoring period (4.41%) which may suggest that reliance on the car could be increasing. The bus routes in Eastleigh Borough have relatively low frequency (typically hourly or half-hourly during the daytime Monday to Saturday, with limited or no service on weekday evenings or on Sundays), however some routes offer better daytime frequency and a more comprehensive service, including:

⁷¹ Eastleigh (2015) Eastleigh Borough Local Plan 2011-2036, Sustainability Appraisal Scoping Report, June 2015.

⁷² Eastleigh (2015) Eastleigh Borough Local Plan 2011-2036, Sustainability Appraisal Scoping Report, June 2015.

⁷³ Network Rail (2015) South East Route: Sussex Area Route Study. <https://cdn.networkrail.co.uk/wp-content/uploads/2016/11/South-East-Route-Sussex-Area-Route-Study-FINAL.pdf>

⁷⁴ Eastleigh (2015) Eastleigh Borough Local Plan 2011-2036, Sustainability Appraisal Scoping Report, June 2015.

⁷⁵ ONS (2011) Census 2011, Rail travel mode share from Datashine

- Bluestar 1 Southampton-Chandlers Ford-Winchester (every 20 minutes).
 - Bluestar 2 Southampton-Eastleigh-Fair Oak (every 20 minutes).
 - First X4/X5 Southampton-Bursledon- Fareham/Gosport/Portsmouth (every 15 minutes).
 - Unilink U1 Southampton Airport-University-City Centre (every 10-15 minutes).
- 1.91 However, in recent years, the bus network has generally contracted both in terms of frequency of service and the number of non-core routes served. This contraction has not been helped by cuts in bus service subsidies provided by Local Authorities, the unstable nature of the local bus market and the unreliability that traffic congestion imposes on many bus services.⁷⁶
- 1.92 However some key “core” routes have prospered such as:
- Bluestar 1 (Winchester- Chandler’s Ford- Southampton).
 - Bluestar 2 (Fair Oak- Bishopstoke- Eastleigh- Southampton).
 - First X4/X5 (Southampton- Bursledon- Fareham/ Portsmouth/ Gosport).
 - Uni-link U1 (Southampton Airport-University-City Centre).
- 1.93 Bus operators are not obliged to publish their passenger figures, however from the limited data that is available to the Council, bus passenger numbers have broadly stagnated overall for some years.
- 1.94 Bus passenger surveys conducted in the Borough during 2014 highlighted that over a third of bus users make more than five trips on the bus per week, and that 45% of passengers use the bus to go on shopping trips. The bus is a more important mode for shopping and access to services than for travel to work. The survey results also found that the lack of frequency of bus services was the biggest concern for bus users with 20% of respondents citing this, followed by 17% of passengers raising concerns about buses not running on time.⁷⁷

Environment

Air quality

- 1.95 The Council has declared four AQMAs in the Borough due to exceedance of the annual mean objective for nitrogen dioxide⁷⁸. They are as follows:
- AQMA No. 1 – A335
 - AQMA No. 2 – M3
 - AQMA No. 3 – Hamble Lane
 - AQMA No. 4 – High Street Botley
- 1.96 All AQMAs are associated with nitrogen dioxide from traffic. Properties alongside the motorways, main roads and main-line rail routes are also affected by traffic noise, and the airport also gives rise to air concerns. Developments proposed within the Local Plan could have an effect on these AQMAs.⁷⁹

Biodiversity and geodiversity

Biodiversity

- 1.97 The Borough has a range of international, national and local nature designations, which accounts for approximately 25% of the Borough’s total area.
- 1.98 There are three internationally designated sites within the Borough; the River Itchen SAC, Solent & Southampton Water SPA and Ramsar site and the Solent Maritime SAC. The River Itchen is a

⁷⁶ Eastleigh (2015) Eastleigh Borough Local Plan 2011-2036, Sustainability Appraisal Scoping Report, June 2015.

⁷⁷ Eastleigh Borough Council (2015) Bus Passenger Survey

⁷⁸ DEFRA (2018) List of Local Authorities with AQMAs. <https://uk-air.defra.gov.uk/aqma/list>

⁷⁹ Eastleigh Borough Council (2015) Transport Background Paper, December 2015.

resource for water supply and wastewater disposal for Eastleigh Borough as well as an international wildlife site. There is concern about the impact on migrating and other wintering birds if there is increased development within the Borough.⁸⁰ There are also a number of European sites in the wider area, including those on the other side of Southampton Water.

- 1.99 The Council is currently working with Test Valley Borough Council, New Forest National Park Authority, New Forest district Council, Southampton City Council, Wiltshire County Council and Natural England to consider ways in which cumulative recreational impacts could be mitigated with regards to the New Forest⁸¹.
- 1.100 The Borough of Eastleigh also contains five nationally designated nature sites: Lee-on-the-Solent to Itchen SSSI; Lincegrove and Hackett's Marshes SSSI; Moorgreen Meadows SSSI; River Itchen SSSI and Upper Hamble Estuary and Woods SSSI. According to Hampshire Biodiversity Information Centre's Annual Monitoring Report, November 2016, 46.19% of Eastleigh Borough's SSSI area was classified as 'favourable', 46.71% 'unfavourable recovering', 6.89% 'unfavourable no change' and 0.22% 'destroyed'⁸². The proportion SSSI land area within the Borough in a favourable or recovering condition has improved since 2007.
- 1.101 The largest area of SSSIs assessed as remaining in an unfavourable condition is within the River Itchen SSSI. This is due to inappropriate water levels, inappropriate weirs and dams, invasive freshwater species, siltation, water abstraction and water pollution (agricultural run-off and discharges).⁸³
- 1.102 The Borough's six Local Nature Reserves (LNR) are Hackett's Marsh LNR (Bursledon); Hocombe Mead LNR (Chandler's Ford); Manor Farm LNR (Botley/ Bursledon); Mercury Marshes LNR (Bursledon); Netley Common LNR (near Thornhill); and Westwood Woodland Park LNR (Netley Abbey).
- 1.103 Sites which are important for nature conservation at the county and Borough level are called Sites of Importance for Nature Conservation (SINCs); 146 of these are designated within the Borough. Many support UK Biodiversity Action Plan priority habitats and species. These sites are not statutorily protected.
- 1.104 There are pockets of ancient woodland throughout the Borough and close to the Borough boundary in neighbouring local authority areas. Ancient woodland is an irreplaceable resource and faces a number of challenges including fragmentation and suitable management.
- 1.105 Biodiversity Opportunity Areas (BOAs) are geographical areas identifying the best opportunities to restore and create habitats of regional importance. They are part of a 'landscape-scale approach' to nature conservation. BOAs do not include all the BAP habitats in a region but are areas where conservation action is likely to have the most benefit for biodiversity, based on existing biodiversity interest and opportunities for enhancement. There are five BOAs present in or adjacent to Eastleigh Borough: Hamble Valley; The Forest of Bere; The Solent; Itchen Valley; and Ampfield-Baddesley-Chilworth-Lordswood.
- 1.106 Eastleigh Borough contains 18 recognised national Biodiversity Action Plan Priority Habitats, which cover approximately 20% of the Borough's land area. Hampshire BAP Habitat Action Plans have been prepared for the following habitats.⁸⁴
- Ancient and/or species-rich hedgerows.
 - Chalk rivers.
 - Coastal saltmarsh.
 - Coastal vegetated shingle.
 - Coastal and Floodplain Grazing Woodland
 - Hedgerows

⁸⁰ Atkins (2008) South Hampshire: Integrated Water Management Strategy. http://www.push.gov.uk/081223_-_iwms_final.pdf

⁸¹ <https://www.testvalley.gov.uk/news/2018/mar/government-grant-awarded-to-local-organisations?displaypref=large-contrast>

⁸² Natural England (2016) SSSI Condition Statistics

⁸³ Eastleigh (2015) Eastleigh Borough Local Plan 2011-2036, Sustainability Appraisal Scoping Report, June 2015.

⁸⁴ Eastleigh Borough Council (2012) Biodiversity Action Plan for Eastleigh Borough

- Lagoons
- Lowland Dry Acid Grassland
- Lowland heathland.
- Lowland meadows.
- Lowland Mixed Deciduous Woodland
- Maritime cliff and slopes.
- Mudflats.
- Purple Moor Grass and Rush Pastures
- Ponds
- Rivers
- Reedbeds.
- Wet Woodland

1.107 The Eastleigh Biodiversity Action Plan⁸⁵ lists 582 Priority Species. Of the 582 Priority Species, 50 species representative of the various habitat types present in Hampshire are regularly reported on to understand the overall change in the priority species status in a regular and consistent way.

Geological features

1.108 The basic geology of the Borough is characterised by the overlay of Tertiary and Quaternary deposits over chalk bedrock. The Tertiary deposits are referred to as the Reading Beds, the London Clay, the Bracklesham Group and the Barton Group. The Quaternary deposits are generally river terrace deposits and alluvium, all of which are predominantly sands, silts and clays. At the southern end of the Borough, the London Clay and Bracklesham Group deposits reach thicknesses of up to 400m.⁸⁶

1.109 Whilst there are no Local Geological Sites (LGS) in the Borough, the Lee-on-the-Solent to Itchen Estuary SSSI has also been designated as a Geological SSSI. Its geological importance is based on the significance of exposures of terrace gravels of the former Solent River system found at the cliffs north of Hillhead, which allow the study of gravel sedimentology over a large continuous exposure and, in conjunction with other sites along the Solent coast, provide a cross-section through the 'staircase' of Solent terraces. The site is also known for its fossil remains.⁸⁷

Climate change (including flood risk)

Greenhouse gas emissions by source

1.110 According to the Department for Energy and Climate Change (DECC), Eastleigh Borough has slightly lower per capita carbon dioxide (CO₂) emissions than for Hampshire as a whole, which decreased by around 29.2% between 2005 and 2014. The total estimated carbon dioxide emissions decreased within Eastleigh Borough over the same period by approximately 32.1%.

1.111 In 2014, the proportion of CO₂ emissions from industrial/commercial, domestic and road transport sources as a percentage of total emissions in the Borough were 35%, 40.4% and 24.7% respectively, domestic being the largest source.⁸⁸

Greenhouse gas emissions trends

1.112 In June 2009, the outcome of research on the probable effects of climate change in the UK was released by the UK Climate Projections (UKCP09) team⁸⁹. The research predicts the effects of climate change for the south east England by 2050. In summary, climatic changes are likely to include increases in the mean temperature in the winter and summer months alongside changes in

⁸⁵ Eastleigh Borough Council (2012) Biodiversity Action Plan for Eastleigh Borough.

⁸⁶ Eastleigh (2002) Contaminated Land Inspection Strategy

⁸⁷ Natural England (2015) SSSI citation: <https://ukfossils.files.wordpress.com/2011/02/brownwich.pdf>

⁸⁸ Department of Energy and Climate Change (2016) UK local authority and regional carbon dioxide emissions national statistics <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2014>

⁸⁹ Met Office (2009) UK Climate Projections 2009 (UKCP09), <http://www.metoffice.gov.uk/services/climate-services/uk/ukcp>

the annual winter and summer precipitation levels. These changes result in potential risks to Eastleigh Borough, which might include:

- Increased incidence of health risks including heat related illnesses and deaths due to changing weather patterns (e.g. skin cancer, cataracts, salmonella and deaths during storm events).
- Effects on water resources (e.g. Reduction in availability of surface water, low river levels, turbulent river flow).
- Flood related risks (e.g. increased risk of flooding, changes in insurance provisions for flood damage, higher cost premiums for local business).
- A need to increase the capacity for effective water management (e.g. at wastewater treatment plants and sewers, flood defences, increased irrigation during summer droughts and soil and water deficits).
- Effects on natural resources (e.g. Soil erosion due to flash flooding, soil shrinkages and subsidence).
- Effects on biodiversity (e.g. loss of species, Spread of species at the northern edge of their distribution, reduced availability of grassland habitats and changes in groundwater recharge on the reliability and flows in the River Itchen for people and wildlife).
- Deterioration in working conditions due to increased temperatures and changes to global supply chain.
- Risk to transport (e.g. rail tracks buckling due to increased temperature, road surfaces melting and flooding of roads and railways).
- Effects on food production (e.g. handling and storage).

Climate change

Flood risk

- 1.113 According to the 2016 PUSH Strategic Flood Risk Assessment (SFRA)⁹⁰ and Catchment Flood Management Plans, the four main types of flood risk which exist in Eastleigh Borough are fluvial (river) flooding, coastal flooding (including tidal flooding), surface water flooding and groundwater flooding.
- 1.114 Flooding from rivers is the primary source of flooding within the Borough. Flood risk is associated with the River Itchen and Monks Brook, both of which have extensive flood outlines which cover a number of existing developed areas in the Borough, including parts of Chandler's Ford, Eastleigh Town Centre and Bishopstoke. The secondary source of flood risk in Eastleigh Borough is from the sea. The parts of the Borough which are currently at risk of tidal flooding are Netley, Hamble and Bursledon.
- 1.115 Historically, there have been some instances of groundwater flooding at the northern boundary of the Borough, marking the location where the South Downs chalk geology ends and the River Itchen meets less permeable bedrock. However, the Hampshire Groundwater Management Plan⁹¹ prepared by the County Council does not identify any locations within the Borough in its list of 'risk areas'.
- 1.116 Climate change is likely to increase fluvial flood flows in the Borough. This is likely to put additional pressure on areas of Eastleigh Borough near the River Itchen and in Chandler's Ford near the Monks Brook, which are key areas at risk.
- 1.117 Whilst some areas of the coast of Eastleigh Borough (including the lower lying areas at Hamble Quay and Ferrymans Quay) are susceptible to inundation as a result of high tides and/or inclement

⁹⁰ East Solent Coastal Partnership (2016) PUSH Strategic Flood Risk Assessment, Appendix C, Guidance Document: Eastleigh Borough Council. http://maps.hants.gov.uk/push/Reports/PUSH_SFRA_EBC_Guidance_for_Upload.pdf

⁹¹ Hampshire County Council (2013) Hampshire Groundwater Management Plan Final Draft for Consultation October 2013. <http://documents.hants.gov.uk/flood-water-management/groundwater/GroundwaterManagementPlan.pdf>

weather breaching sea defences, the topography of much of the coast is such that coastal flooding is less of a risk. Many coastal areas benefit from coastal defences but due to the relatively small number of properties located there, future levels of investment in these defences are likely to be limited.

- 1.118 The Surface Water Management Plan (SWMP)⁹² concludes that surface water flooding in the Borough affects some of the more built up areas but is fairly sporadic and there are relatively few substantial surface water flooding incidents. There are three hotspots specifically identified: the Monks Brook catchment, Quob Lane/Allington Lane in West End and The Quay in Hamble.

Historic environment

Historic development of the Borough

- 1.119 The historic development of Eastleigh Borough has been influenced by a wide variety of factors, including its railway, maritime and aviation history, and this is reflected by the Borough's cultural heritage resource. Whilst this resource includes better known assets such as Netley Abbey and Bursledon Windmill, the historic environment in the Borough is broad ranging, and incorporates a wide variety of features, sites and areas.

Designated and non-designated sites and areas

- 1.120 Many of Eastleigh Borough's historic features and areas are recognised through historic environment designations. These include Listed Buildings, Scheduled Monuments and Registered Historic Parks and Gardens which are nationally designated, and Conservation Areas. Eastleigh Borough contains 173 Grade II listed buildings, 9 Grade II* listed buildings, 10 Scheduled Monuments, 33 Registered Historic Parks and Gardens, and 8 Conservation Areas. The eight conservation areas in Eastleigh Borough are at Bishopstoke; Botley; Old Bursledon; Bursledon Windmill; Gaters Mill and Romill Close at West End; Hamble-le-Rice; Orchards Way at West End; and Netley Abbey⁹³. The Grace Dieu Protected Wreck is also partly located within the Borough.
- 1.121 There are currently no cultural heritage sites or features on Historic England's Heritage at Risk Register 2016⁹⁴. As the Heritage Risk Register does not include Grade II listed buildings (outside London, other than places of worship) the Borough Council considers whether those buildings are at risk as part of the Development Management process. Within the Borough there is one Grade II listed building (Peach House situated in Church Road, Bishopstoke) which has been identified as being at risk.
- 1.122 Historic features which do not meet the criteria for national listing or other national designation can be protected through local designations. There are also 38 locally listed buildings within Eastleigh Borough.

Townscape character and quality of built environment

- 1.123 The Council has produced a number of urban character area appraisals across the Borough that assist in the positive management of areas and provide guidance to ensure that new development in Eastleigh Borough is appropriate to its surroundings and helps to retain the character that gives each area its identity.

Archaeological assets

- 1.124 There are over 500 archaeological records for Eastleigh Borough on the Historic Environment Record Search⁹⁵, the historic environment record for Hampshire. These include ten nationally important scheduled monuments, ranging from remains of abbeys, castles and hill forts, to aqueducts and Second World War gun emplacements. These may or may not be visible above ground.

⁹² Hampshire County Council (2012) Eastleigh Surface Water Management Plan 2012. <http://documents.hants.gov.uk/flood-water-management/EastleighSWMPReport.pdf>

⁹³ Eastleigh Borough Council Authority (2016) Annual Monitoring Report 2015-2016. <https://www.eastleigh.gov.uk/media/1631/amr-2015-16-final-version.pdf>

⁹⁴ Historic England (2016) Heritage at Risk Register. <https://historicengland.org.uk/advice/heritage-at-risk/search-register/>

⁹⁵ Hampshire County Council (2018) Historic Environment Record Search. <http://historicenvironment.hants.gov.uk/AHBSearch.aspx>

Landscape

Landscape character

- 1.125 Eastleigh Borough falls under two Natural England character areas; South Hampshire Lowlands (128) and South Coast Plain (126). The description of these landscape areas can be accessed on the Natural England website at:
<http://www.naturalengland.org.uk/ourwork/landscape/englands/character/areas/southeast.aspx>.
- 1.126 The Hampshire Integrated Character Assessment⁹⁶ is a framework for other local authorities to develop strategies, plans and local action initiatives. It identifies 5 landscape character areas in Eastleigh Borough at county scale, which are Southampton Water, Netley Bursledon and Hamble Coastal Plain, Hamble Valley Forest of Bere West and Itchen Valley.
- 1.127 The Eastleigh Landscape Character Assessment⁹⁷ identifies nineteen different landscape character areas within the Borough. The landscape of the Borough is not subject to statutory landscape designations, but parts of it are attractive and it contributes to creating and maintaining the character of the Borough and its settlements. However, the intrusion of urbanising elements, particularly around the borders with Southampton but also in the narrowing gaps between some settlements, is diminishing this. Close to the urban edges, there are indications of degradation of land in anticipation of development. New development in these and other areas would change the landscape, impacting on landscape features and tranquillity. There are significant opportunities to improve linkages between areas of open space, parks and the open countryside.
- 1.128 A draft Landscape Sensitivity Appraisal of Sites⁹⁸ was published by EBC in order to assess the sensitivity of the landscape to change in areas where strategic development is being considered and proposed. The sensitivity of each proposed site to change has been assessed, taking into account the landscape features and character present and the visibility of areas from identified vantage points. Information has also been obtained from the existing Landscape Character Assessment mentioned above.

Light and noise pollution

- 1.129 Noise pollution throughout the Borough primarily stems from road, rail and air sources. The Borough's borders with Southampton are dominated by urban and suburban residential areas. There are also major industrial estates and shopping complexes and two major motorways bisecting the Borough. These factors have a strong influence on light pollution, and there are few areas in the Borough that are free of 'night glow'. Light pollution has also become an increasing issue in the wider area; according to the CPRE, light pollution in Hampshire increased by 13% between 1993 and 2000.⁹⁹
- 1.130 Since 2004 CPRE have undertaken a study of tranquillity in England. The study concluded that Hampshire as a whole is ranked 22nd out of 87 county and unitary authorities in England in terms of tranquillity scores (where 1 is the most tranquil). The Eastleigh area was however evaluated as one of the least tranquil local authorities in the county.

Material assets

Energy

- 1.131 The Council has a Climate Change Strategy¹⁰⁰ for reducing CO² from its own operations and from the Borough. To date, Eastleigh Borough have implemented the following programmes:
- Fleming Park - in 2007 it installed Combined Heat and Power (CHP) the electricity on site and the heat is used to warm the Leisure Centre pools and the nearby Civic Offices via a district energy pipe link.

⁹⁶ Hampshire County Council (2010) Hampshire Integrated Character Assessment. <https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment>

⁹⁷ Eastleigh Borough Council (2011) Landscape Character Assessment for Eastleigh Borough. <https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/planning-policy-guidance/landscape-character-assessment>

⁹⁸ <https://www.eastleigh.gov.uk/media/1653/april-10-4-17draft-summary-landscape-appraisal.pdf>

⁹⁹ CPRE (2010) How light polluted are you?

¹⁰⁰ Eastleigh Borough Council (2011) Tackling Climate Change: A Strategy for 2011-2020. <https://www.eastleigh.gov.uk/media/2046/ccstrategy2011to2020.pdf>

- Photovoltaic (PV) solar panels - generate electricity and reduce carbon emissions. So far, it has 1435 PV panels installed on 15 sites around the Borough which generate approximately 266,000 kWh of electricity.
- Other projects include Solar Thermal Panels at Lakeside, Ground Source Heating at the Lowford Centre, Ground and Air Source Heat Pumps at the Point and Itchen Valley Country Park (IVCP); and a Wind Turbine and new Biomass Boiler also situated at IVCP¹⁰¹.

Waste arisings and recycling rates

- 1.132 There are four household waste recycling centres in the Borough. These are located at Stoney Croft Rise, Chandler's Ford; Knowle Lane, Fair Oak; Shamblehurst Lane, Hedge End; and Grange Road, Netley. Compared to national and regional averages, recycling rates in Eastleigh Borough is good, achieving 40.23% of waste recycled or composted in 2012/13, the highest in Hampshire. Household waste collected per head has reduced since 2006/7, from 351kg to 302kg in 2012/13¹⁰².

Minerals

- 1.133 In terms of mineral resources in the Borough, sand and gravel deposits exist at Hamble peninsula and the Itchen Valley. There are also rail-head aggregates depots in Eastleigh Borough for recycling, storage and transfer.

Previously developed land

- 1.134 Between 2001/2 and 2006/7, the proportion of completed housing developments on previously developed land was consistently high in the Borough, but there has been a significant reduction since then. This reflects developments such as South Street, Eastleigh and Dowd's Farm, Hedge End, both of which are greenfield sites but specifically planned for within the adopted Local Plan Review.

Soil

Soil type and quality

- 1.135 Soil quality is fundamental to the quality of agricultural land. The Agricultural Land Classification system provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. The most versatile agricultural land defined as Grades 1, 2 and 3a, which is deemed to be the land which is most flexible, productive and efficient in response to inputs and which can best deliver future crops for food and non-food uses such as biomass, fibres and pharmaceuticals¹⁰³.

Agricultural land quality

- 1.136 Eastleigh Borough has rich and diverse soils which have developed since the last ice age 10,000 years ago, and with farming practices over the centuries. Agricultural land quality in the southern half of Eastleigh Borough is generally high, and quite large areas particularly within the Hamble Peninsula were used formerly for horticulture, in particular strawberry growing. Much of the land in this area and in the central and eastern parts of the Borough is classified as Grades 1 and 2 (the most versatile and best quality land).¹⁰⁴

Water quality and water resources

Water resources

- 1.137 The Borough of Eastleigh is dominated by two main river catchments; the River Itchen catchment covers the majority of the Borough with the River Hamble catchment to the East. The wider Hampshire area has a significant reliance on groundwater. A major source of groundwater is the chalk aquifer of the Hampshire Downs, which forms a regionally significant aquifer for potable and agricultural use, and provides base flow to the River Itchen, which relies on groundwater to maintain flows.

¹⁰¹ Eastleigh (2015) Eastleigh Borough Local Plan 2011-2036, Sustainability Appraisal Scoping Report, June 2015.

¹⁰² Eastleigh Borough Council (2015) Annual Monitoring Report 2013-2014.

¹⁰³ ODPM (2004) Planning Policy Statement 7

¹⁰⁴ Eastleigh Borough Council (2011) Landscape Character Assessment for Eastleigh Borough. <https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/planning-policy-guidance/landscape-character-assessment>

- 1.138 Within the River Itchen catchment there are seven sub catchments affecting Eastleigh Borough which link into the different rivers. The River Hamble catchment includes four sub catchments within the Eastleigh boundary. The majority of these affect the southern part of the Borough
- 1.139 The Itchen catchment is largely dominated by groundwater flow due the bedrock geology that underlies the area. The River Itchen is considered one of the best chalk streams in the world with excellent diversity and quality waters, meaning it is covered by several designations including the Special Area of Conservation (SAC) and Sites of Special Scientific Interest (SSSI) designations. In contrast to the upper section of the River Itchen, the lower section flows through heavily urbanised areas. A major tributary that flows into the River Itchen, and forms a considerable part of this catchment, is Monks Brook which runs through Chandler’s Ford. Much of this watercourse has been culverted.¹⁰⁵
- 1.140 The River Hamble catchment is predominantly rural in the upper section and highly urbanised in the lower section leading to very different characteristics in each. This catchment drains into a number of designated sites of national and international importance for nature conservation, such as the Solent and Southampton Special Protection Area and Ramsar site or the Solent Maritime Special Area of Conservation. The upper section runs over permeable chinks where there are few properties and a lower risk of surface water flooding, whereas the lower section is dominated by clay with the potential to cause flash flooding in the urbanised areas along the coast.¹⁰⁶

Water quality

- 1.141 Groundwater Source Protection Zones (SPZs) indicate the risk to groundwater supplies from potentially polluting activities and accidental releases of pollutants. Designed to protect individual groundwater sources, these zones show the risk of contamination from any activities that might cause pollution in the area. There are a number of SPZs to the north of the Borough. The outer zone (subsurface activity only) of zone 2C extends into the northern part of Chandler’s Ford. There are also a number of small private abstractions in the Borough which require a 50m SPZ. These abstractions may be within private households and must be protected.
- 1.142 The Environment Agency manages water resources at a local level through the Catchment Abstraction Management Strategy (CAMS) process along with abstraction licensing strategies. The Eastleigh Borough area is covered by the Test and Itchen Abstraction Licensing Strategy (March 2013) and East Hampshire Abstraction Licensing Strategy (April 2013).
- 1.143 The Test and Itchen Abstraction Licensing Strategy suggests that the Lower River Itchen (from Winchester through Eastleigh and Southampton) could be affected by abstraction and does not meet environmental flow indicators. The Environment Agency is working Southern and Portsmouth Water to modify their abstraction licences to ensure that the protection of the River Itchen SAC is secured. The East Hampshire Abstraction Licensing Strategy suggests that there is water available for licensing in the Hamble catchment. A large groundwater abstraction at the headwaters of the River Hamble (Bishops Waltham) causes significant reduction in flow; however this is partly supported by the discharge from a major sewage works downstream. Flow must be protected to support the downstream River Hamble and the Solent SAC/SPA designations.
- 1.144 The Environment Agency has been monitoring the water quality/health of all watercourses receiving effluent discharges. The monitoring regime change in 2007 to align more fully with the Water Framework Directive (WFD).¹⁰⁷
- 1.145 The main River Itchen is currently at ‘Good Ecological Potential’, but is subject to change (for example, annual monitoring results been both at Poor and Moderate Ecological Potential since 2009). The Itchen is also subject to N2k targets (or objectives), which are more challenging than WFD ones. Currently, the Itchen does not meet all of its Protected Area N2K objectives. The overall ecological status is ‘poor’ primarily as a result of the chemical phytobenthos. Water issues are likely to arise from the historical phosphate loading into the river via sewerage treatment works

¹⁰⁵ Hampshire County Council (2012) Eastleigh Surface Water Management Plan. <http://documents.hants.gov.uk/flood-water-management/EastleighSWMPReport.pdf>

¹⁰⁶ Hampshire County Council (2012) Eastleigh Surface Water Management Plan. <http://documents.hants.gov.uk/flood-water-management/EastleighSWMPReport.pdf>

¹⁰⁷ The Environment Agency (2009) South East river Basin Management Plan, <https://www.gov.uk/government/publications/south-east-river-basin-management-plan>

(such as Chickenhall at Eastleigh). Phosphate stripping has now been installed, and it is expected that chemical levels in the water should improve at the one site this classification is based on.

- 1.146 The section of the River Hamble north of Botley Mill, the Main River Hamble is currently classified as 'moderate' status, based on phosphate and fish. It is predicted that the fish element classification will improve by 2021 and the overall status will be 'good' by 2027. The reasons for not achieving good status for phosphates include rural diffuse pollution and discharge from sewerage treatment works. Fish status is not achieving good because of barriers to migration and poor physical habitat. The Monks Brook is currently at 'moderate' status (as at 2015) and is not predicted to get to 'good' by the end of the Second Cycle (2021). This is primarily due to the fact that it's currently technical infeasibility and affordability.
- 1.147 Drinking and waste water is supplied in the Borough by Southern Water. Water abstraction come from the River Itchen and import groundwater supplies from outside the Borough. Water is also taken from the River Itchen by Portsmouth Water but is supplied mainly to areas out of the Borough. Southern also operate two waste water treatment works within the Borough's boundary (Chickenhall, Eastleigh and Bursledon). According to the PUSH South Hampshire Integrated Water Management Strategy (2008), there is tension between proposed growth in south Hampshire and the potential impact of existing and future wastewater discharges on the internationally designated river and coastal waters in the area. On this basis, there may be little or no "environmental capacity" left in the receiving waters for the consented loads of pollutants to be increased.¹⁰⁸

¹⁰⁸ Atkins (2008) South Hampshire: Integrated Water Management Strategy. Partnership for Urban South Hampshire (PUSH).

Appendix 4

Assumptions used in the SA of site allocation options

Table A4.1: Assumptions and information sources used in the SA of site allocation options and Strategic Growth Options

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs				
<ul style="list-style-type: none"> • Contribute to meeting the objectively assessed housing need/the housing requirement identified in the Local Plan, including an appropriate mix of housing? • Meet need within the local area as well as the wider housing market? • Help to deliver affordable housing to meet Eastleigh’s identified housing needs? 	<p>1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?</p> <p>In line with the Council’s affordable housing policy, sites capable of accommodating 10-14 dwellings will be expected to provide 20% affordable housing. Sites capable of accommodating 15 or more dwellings will be expected to provide 35% affordable housing.</p>	++	Site is capable of accommodating 15 or more dwellings	<p>Issues and Options stage (Strategic Locations)</p> <p>EBC assessment and information from site promoters.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Dwelling capacity information from EBC. All employment sites will be ‘0’.</p> <p>Submission stage – SGOs</p> <p>Dwelling capacity information from EBC. All employment sites will be ‘0’.</p>
		+?	Site is capable of accommodating 10-14 dwellings	
		0	Mainly employment use; no/negligible amount of housing offered at the location	
		?	Insufficient evidence is available to make a determination	
		-	Evidence that location will partially meet affordable housing requirements	
		--	Evidence that affordable housing is not economically viable on location or provision is unlikely due to the location being below the affordable housing threshold [10 dwellings]	
		<p>1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?</p> <p>Where mixed use locations incorporate residential development, effects in relation to this objective will depend on the likely proportion of homes falling into these specialist categories, as evidenced</p>		
0	Mainly employment use; no/negligible amount of housing offered at the location			

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	by site promoter's proposals.	+?	The scale and location indicate that provision of one or more of these additional elements could be possible.	elements of housing need not available on consistent basis for all site options; score all residential sites as '?' and all employment sites as '0'. Submission stage – SGOs Previous SA of relevant Strategic Spatial Option.
		- -	Development at this location would not contribute to meeting these additional needs	
SA2: Safeguard and improve community health, safety and wellbeing				
<ul style="list-style-type: none"> • Improve opportunities for people to participate in cultural, leisure and recreation activities? • Promote healthy lifestyles, safety and wellbeing? • Provide good access to existing services, open space, facilities and community infrastructure? • Protect and enhance public rights of way? • Reduce crime, deprivation and promote social inclusion in the borough? 	<p>2.1 Are community facilities (community hall or library) available locally?</p> <p>Where development proposals would result in the provision of new community facilities, a significant positive effect is likely. For other proposals that will include new housing, the position of the strategic location could affect this objective by influencing people's ability to access existing services and facilities.</p>	++	The development of this location would provide or contribute to new community facilities or enhance existing facilities on location or within 400m	<p>Issues and Options stage (Strategic Locations)</p> <p>Information from site promoters and GIS data.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Information on provision/enhancement of community facilities not available on consistent basis for all site options; refer solely to GIS data on existing facilities, therefore '++' score not possible. All employment sites will be '0'.</p> <p>Submission stage – SGOs</p> <p>Information on provision from EBC.</p>
		+	Under 400m distance from location providing for residential development to existing community hall or library	
		0	400 to 800m distance from location providing for residential development to existing community hall or library, or no residential development proposed at location	
		-	Over 800m from location providing for residential development to existing community hall or library	
	<p>2.2 Are primary healthcare facilities available locally?</p> <p>Walking distance to nearest GP surgery, health centre or hospital (same test as</p>	++	Provision of new or improved healthcare facilities or 0 to 400m to existing health facilities	<p>Issues and Options stage (Strategic Locations)</p> <p>Information from site promoters and GIS data.</p>
		+	401 to 800m to existing health facilities	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	<p>3.6).</p> <p>The position of the strategic location could affect this objective by influencing residents' or employees' ability to access existing health facilities. Capacity of existing GP surgeries would need to be explored outside of the SA process.</p>	0	801-1200m from existing health facilities	<p>Proposed Submission stage (non-strategic sites)</p> <p>Information on provision/enhancement of healthcare facilities not available on consistent basis for all site options; refer solely to GIS data on existing facilities, therefore '++' score not possible. All employment sites will be '0'.</p> <p>Submission stage – SGOs</p> <p>Information on provision from EBC.</p>
	-	1201-1600m from existing health facilities		
	- -	Over 1600m distance to existing health facilities		
	<p>2.3 What effect would the development have on local provision of sports pitches and facilities?</p> <p>Where development proposals would result in the provision of new sports pitches and facilities a positive effect is likely. Conversely, loss of existing facilities would have a negative effect.</p>	++	Location addresses under-provision of sports pitch provision in the wider locality	<p>Issues and Options stage (Strategic Locations)</p> <p>EBC assessment and information from site promoters.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Information on provision/enhancement of sports pitches not available on consistent basis for all site options therefore positive scores not possible; refer to GIS data to assess existing facilities and score loss as '--?' not '-' (due to uncertainty re. suitable replacement) and no loss as '0'). All employment sites will be '0', unless development will result in the loss of sports provision.</p> <p>Submission stage – SGOs</p> <p>Previous SA of relevant Strategic Spatial Option.</p>
		+	Location provides sports pitches for residents of the location (where new facilities are required)	
		+?	Location could be suitable for supporting improvements to sports facilities provision either within the location or the wider area. Further information on the suitability of the location would be required.	
		-	Development at this location would not make any improvements to sports facilities provision either within the location or the wider locality	
		- -	Location results in loss of sports pitches/facilities without suitable replacement	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	<p>2.4 Is public open space available locally?</p> <p>Where development proposals would result in the provision of new public open space, a significant positive effect is likely. For other proposals, the position of the strategic location could affect this objective by influencing residents' or employees' ability to access existing public open space.</p>	++	The development of this location would provide or contribute to new publicly accessible open space	<p>Issues and Options stage (Strategic Locations)</p> <p>Information from site promoters and GIS data.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Information on provision/enhancement of open space not available on consistent basis for all site options therefore '++' score not possible; refer solely to GIS data on existing open space; score loss of open space as '--?' not '--' to reflect uncertainty re. potential replacement. All employment sites will be '0' unless development will result in the loss of open space.</p> <p>Submission stage – SGOs</p> <p>Information on provision from EBC.</p>
	<p>2.5 Can the location readily be connected to the existing cycle and footpath network? (same test as 3.10 and 11.2 below)</p> <p>Positive effects are likely in relation to this objective where the location of development proposals facilitates their connection to the cycle and footpath network, supporting active travel by residents or employees.</p>	+	Existing footpath and cycle path cross location or are adjacent to location boundary	<p>Issues and Options stage (Strategic Locations)</p> <p>Presence of Public Rights Of Way (PROW) or Eastleigh Cycle Network in GIS data.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Presence of Public Rights Of Way (PROW) or Eastleigh Cycle Network in GIS data.</p> <p>Submission stage – SGOs</p> <p>Presence of Public Rights Of Way</p>
		0	Existing footpath only crosses location or is adjacent to its boundary	
		-	No footpath or cycle path crosses location or is adjacent to its boundary	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
				(PROW) or Eastleigh Cycle Network in GIS data.
SA3: Develop a dynamic and diverse economy				
<ul style="list-style-type: none"> • Deliver new diverse and knowledge- based employment opportunities? • Support or encourage new business sectors and contribute to GVA in South Hampshire? • Encourage and support business start-ups and assist the development of SMEs? • Provide good access to a range of employment areas? • Enhance the vitality and viability of Eastleigh town centre and other district and local centres? • Help to develop and maintain a skilled workforce to support long- term competitiveness? • Ensure a wide cross section of the community benefits from economic prosperity? 	3.1(a) Is the location close to a major rail station? (same test as 4.1)	Criteria set out in Q. 4.1 below		Same score and justification as 4.1
	3.1 (b) Is the location close to a minor rail station? (same test as 4.2)	Criteria set out in Q. 4.2 below		Same score and justification as 4.2
	3.1 (c) Is the location close to a frequent bus route? (same test as 4.3)	Criteria set out in Q. 4.3 below		Same score and justification as 4.3
	3.1 (d) Is the location close to a semi-frequent bus route? (same test as 4.4)	Criteria set out in Q. 4.4 below		Same score and justification as 4.4
	3.1 (e) Is the location close to a major employment centre? (same test as 4.5)	Criteria set out in Q. 4.5 below		Same score and justification as 4.5
	<p>3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?</p> <p>Positive effects are likely in relation to this objective when proposals include employment floorspace.</p>	+	Location proposed wholly or partially for additional employment floorspace, including new facilities to support business start-ups/SMEs; or including new facilities to support new business sectors	<p>Issues and Options stage (Strategic Locations)</p> <p>EBC assessment and information from site promoters.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Score all residential sites as '-' and all employment sites as '+'. Submission stage – SGOs</p> <p>Information on provision from EBC.</p>
		0	Location is capable of accommodating additional employment floorspace that includes new facilities to support business start-ups/SMEs; or new facilities to support new business sectors	
		-	Location would be unsuitable for additional employment floorspace that	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
			includes new facilities to support business start-ups/SMEs; or new facilities to support new business sectors	
	<p>3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?</p> <p>Negative effects are likely in relation to this objective when proposals would result in a net loss of existing employment land.</p>	0	No	<p>Issues and Options stage (Strategic Locations)</p> <p>SLAA form 'Site Descriptions...' and 'Suitability' sections</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>SLAA form 'Site Descriptions...' and 'Suitability' sections. Employment sites will be '0'.</p> <p>Submission stage – SGOs</p> <p>All SGOs would provide substantial amounts of new employment land. It has been assumed that land not allocated as employment land is not suitable for that use. As such, all SGOs will be assessed as '0', unless they result in a net loss of existing employment land.</p>
		-	Yes	
	<p>3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?</p> <p>Positive effects are likely in relation to this objective when proposals would result in a net gain of commercial uses and other facilities.</p>	++	Increases retail floorspace or commercial floorspace in primary shopping area or other shopping frontages or new district centre proposed (effect on existing facilities uncertain)	<p>Issues and Options stage (Strategic Locations)</p> <p>Proposed uses from site promoters.</p> <p>Existing uses from SLAA form 'Site description...' and 'Suitability' of existing uses.</p> <p>GIS data for 'District and local centres', 'Eastleigh Town Centre Public Realm',</p>
		+?	New local centre proposed. Effect on existing facilities is uncertain	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
		+	Increases in district or local centres	<p>'Eastleigh Town Centre Renaissance Quarter', 'Shopping frontages'.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Existing uses from SLAA form 'Site description...' and 'Suitability' of existing uses.</p> <p>GIS data for 'District and local centres', 'Eastleigh Town Centre Public Realm', 'Eastleigh Town Centre Renaissance Quarter', 'Shopping frontages'.</p> <p>Information on provision/enhancement of retail/commercial space not available on consistent basis for residential site options, therefore only possibly to assess potential loss so only '0', '-', or '--' scores are possible.</p> <p>Submission stage – SGOs</p> <p>Information on provision from EBC.</p>
		0	No change, including residential-only development on land outside district or local centres and not resulting in loss of primary shopping area/ shopping frontage	
		-	Loss in town and district/local centres	
		--	Loss in primary shopping area or other shopping frontages	
<p>SA4: Reduce road traffic and congestion through improved accessibility to services, homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice</p>				
<ul style="list-style-type: none"> • Improve the capacity of the transport network? • Provide opportunities to encourage sustainable travel choice? • Improve road safety? 	<p>4.1 Is the location close to a major rail station?</p> <p>Significant positive effects in relation to this objective are likely where residential or employment proposals are in proximity to a rail station with frequent peak-time service (Southampton Airport Parkway, Eastleigh, Hedge End, Botley and Swaythling stations).</p>	++	0 to 400m distance	<p>Issues and Options stage (Strategic Locations)</p> <p>GIS data.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>GIS data.</p> <p>Submission stage – SGOs</p>
		+	401 to 800m distance	
		0	801 to 1200m	
		-	1201 to 1400m distance	
		--	Over 1400m distance	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
				GIS data.
	<p>4.2 Is the location close to a minor rail station?</p> <p>Minor positive effects in relation to this objective are likely where residential or employment proposals are in proximity to a rail station with infrequent peak-time service (all stations other than those listed at 4.1)</p>	+	0 to 400m distance	<p>Issues and Options stage (Strategic Locations)</p> <p>GIS data.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>GIS data.</p> <p>Submission stage – SGOs</p> <p>GIS data.</p>
		-	401 to 1200m distance	
		--	Over 1200m distance	
	<p>4.3 Is the location close to a frequent bus route?</p> <p>Significant positive effects in relation to this objective are likely where residential or employment proposals are in proximity to a bus route with a 20 min or better frequency bus service, i.e. the following routes:</p> <ul style="list-style-type: none"> • Bluestar 1 Winchester-Chandlers 	++	0 to 400m distance	<p>Issues and Options stage (Strategic Locations)</p> <p>GIS data.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>GIS data.</p> <p>Submission stage – SGOs</p>
		+	401 to 600m distance	
		-	601 to 800m distance	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	<p>Ford-Southampton</p> <ul style="list-style-type: none"> • Bluestar 2 Fair Oak-Bishopstoke-Eastleigh-Stoneham-Southampton • First X4/X5 Southampton-Bursledon-Fareham- Portsmouth/Gosport • Unilink U1 Airport Parkway-Highfield Campus-Southampton <p>Assumed that new bus stop could be provided on existing route to serve development at a strategic location.</p>	--	Over 800m distance	GIS data.
	<p>4.4 Is the location close to a semi-frequent bus route?</p> <p>Minor positive effects in relation to this objective are likely where residential or employment proposals are in proximity to a bus route with a semi-frequent (between 20 and 30 min frequency) bus service, i.e. the following routes:</p> <ul style="list-style-type: none"> • Xelabus X6/X7 Eastleigh-Chandlers Ford only • First 8 Hedge End-West End-Townhill Park-Southampton (Hedge End to West End section likely to be withdrawn in short to medium term due to low usage) 	+	0 to 400m distance	<p>Issues and Options stage (Strategic Locations)</p> <p>GIS data.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>GIS data.</p> <p>Submission stage – SGOs</p> <p>GIS data.</p>
		-	400 to 800m distance	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	<ul style="list-style-type: none"> • First 6 Southampton City Centre-Woolston-Netley-Hamble-Wright's Hill-Butlocks Heath • Bluestar 5 Eastleigh to Boyatt Wood only <p>Assumed that new bus stop could be provided on existing route to serve development at a strategic location.</p>	--	Over 800m distance	
	<p>4.5(a) Will residential development at the location be close to a major employment centre?</p> <p>For purely residential locations or mixed use locations with a significant residential component, positive effects are likely in relation to this objective when it is in proximity to defined major employment centres:</p> <ul style="list-style-type: none"> • Ensign Way • GE Aviation • Hedge End Industrial Area • Chalcroft Business Park • Eastleigh River Side • Phoenix Park • Southampton Airport Business Park • Tollgate Business Park • Land adjoining Chalcroft Distribution Park • Eastleigh town centre • Chandlers Ford Industrial Estate • Woodside Avenue and Boyatt 	++	Under 400m distance	<p>Issues and Options stage (Strategic Locations)</p> <p>GIS data.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>GIS data. All employment sites will be '0'.</p> <p>Submission stage – SGOs</p> <p>GIS data..</p>
+	400 to 1000m distance			
-	Over 1000m distance			
0	No significant residential use			

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	<p>Wood Industrial Estates</p> <ul style="list-style-type: none"> Hampshire Corporate Park Tollbar Offices <p>The Council has confirmed that the new employment areas to be provided in each Strategic Growth Option would be at least as large as those listed above and therefore should be considered as 'major' for the purposes of this assessment.</p>			
	<p>4.5(b) Will employment development at the location be close to a major population centre?</p> <p>For purely employment locations or mixed use locations with a significant employment component, positive effects are likely in relation to this objective when it is in proximity to defined major population centres:</p> <ul style="list-style-type: none"> Southampton Eastleigh, including Chandlers Ford Hedge End 	<p>++</p> <p>+</p> <p>-</p> <p>0</p>	<p>Under 400m distance</p> <p>400 to 1000m distance</p> <p>Over 1000m distance</p> <p>No significant employment use</p>	<p>Issues and Options stage (Strategic Locations)</p> <p>GIS data.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>GIS data.</p> <p>Submission stage – SGOs</p> <p>GIS data.</p>
	<p>4.6: Are health facilities available locally? (same test as 2.2 above)</p>		<p>Criteria set out in Q. 2.2 above</p>	<p>Same score and justification as 2.2.</p>
	<p>4.7 Are shopping and related services available locally?</p> <p>Positive effects are likely in relation this objective when proposals are located so that residents or employees are able to walk to local shops and related services.</p>	<p>++?</p> <p>+</p> <p>0</p>	<p>Potential provision of new shopping and related facilities or 0 to 200m distance</p> <p>201 to 400m distance</p> <p>401 to 600m distance</p>	<p>Issues and Options stage (Strategic Locations)</p> <p>Information from site promoters and GIS data.</p> <p>Proposed Submission stage (non-</p>

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	This was assessed via proximity to the nearest defined Town, District or Local Centre in the adopted or emerging Local Plan, plus any significant superstore over 2,000 sq m but excluding neighbourhood parades and isolated convenience stores.	-	601 to 800m distance	<p>strategic sites)</p> <p>GIS data.</p> <p>Information on provision of new facilities not available on consistent basis for all site options, therefore '+ + ?' score not possible.</p> <p>All employment sites will be '0'.</p> <p>Submission stage – SGOs</p> <p>GIS data.</p> <p>Information on provision from EBC.</p> <p>Uncertainty removed where Council has indicated that new facilities will be provided.</p>
		--	Over 800m distance	
	<p>4.8 Is the location close to a primary school?</p> <p>Positive effects are likely in relation this objective when residential or mixed use proposals are located so that residents are able to walk to a primary school.</p> <p>Capacity of existing schools would need to be explored outside of the SA process.</p>	++(?)	Potential provision of new primary school (++?) or 0 to 400m distance (++)	<p>Issues and Options stage (Strategic Locations)</p> <p>Information from site promoters and GIS data.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>GIS data.</p> <p>Information on provision of new facilities not available on consistent basis for all site options, therefore '+ + ?' score not possible.</p> <p>Employment will be '0'.</p> <p>Submission stage – SGOs</p> <p>GIS data.</p>
		+	401-600m distance	
		0	601 to 800m distance, or no residential development proposed at location	
		-	801 to 1000m distance	
		--	Over 1000m distance	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
				Information on provision from EBC. Uncertainty removed where Council has indicated that new facilities will be provided.
	<p>4.9 Is the location close to a secondary school?</p> <p>Positive effects are likely in relation this objective when residential or mixed use proposals are located so that residents are able to walk to a secondary school.</p> <p>Capacity of existing schools would need to be explored outside of the SA process.</p>	++(?)	Potential provision of new secondary school (++) or 0 to 800m distance (++)	<p>Issues and Options stage (Strategic Locations)</p> <p>Information from site promoters and GIS data.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>GIS data.</p> <p>Information on provision of new facilities not available on consistent basis for all site options, therefore '++?' score not possible.</p> <p>Employment sites will be '0'.</p> <p>Submission stage – SGOs</p> <p>GIS data.</p> <p>Information on provision from EBC.</p> <p>Uncertainty removed where Council has indicated that new facilities will be provided.</p>
		+	801 to 1200m distance	
		0	1201 to 1600m distance, or no residential development proposed at location	
		-	1601 to 2000m distance	
		--	Over 2000m distance	
	4.10 Can the location easily be connected to the existing cycle and footpath network? (same test as 2.5. above)	Criteria set out in Q. 2.5 above		Same score and justification as 2.5.
	4.11 Are there Geographical barriers between the location and key facilities/	+	No geographical barriers on the most direct walking route to any destination	Issues and Options stage (Strategic Locations)

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	destinations? Negative effects in relation this objective are likely when pedestrians (residents or employees) are forced to: <ul style="list-style-type: none"> • cross a major geographic barrier e.g. a railway line, motorway/ dual carriageway etc. via a bridge, underpass or similar • walk along a route without a properly surfaced and lit footway of 2m+ width and hard surface throughout on the most direct walking route to any of the above facilities which are within the distance criterion.	0	Geographical barriers on the most direct walking route to one or two destinations	EBC officer judgement. Proposed Submission stage (non-strategic sites) Information on quality of footways to key facilities not available on consistent basis for all site options therefore only assess presence of geographic barriers via aerial photography; '--' score not possible, all other scores to have '?' appended to reflect lack of information re. 'adequate footway quality'. Submission stage – SGOs GIS data and Aerial photography. Previous SA of relevant Strategic Spatial Option.
-	Geographical barriers on the most direct walking route to three or more destinations and/or Lack of an adequate quality footway to more than one destination	- -	Lack of an adequate quality footway to more than one destination	
SA5: Protect and conserve natural resources				
<ul style="list-style-type: none"> • Have potential impact on natural resources? • Lead to the loss of the best and most versatile agricultural land? • Lead to the more efficient use of land, for example by utilising brownfield sites? 	5.1 Will development avoid the sterilisation of mineral resources Negative effects are likely in relation to this objective when proposals would prevent the future extraction of known mineral reserves.	0	Location is not in an area safeguarded for minerals extraction, or minerals extraction has already taken place	Issues and Options stage (Strategic Locations) Mineral Safeguarding Areas and Minerals Consultation Areas in GIS data. Proposed Submission stage (non-strategic sites) Mineral Safeguarding Areas and Minerals Consultation Areas in GIS data. Submission stage – SGOs Mineral Safeguarding Areas and Minerals Consultation Areas in GIS data.
-?	Location is in Mineral Safeguarding Area or Mineral Consultation Area			

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	<p>5.2 Will it result in the loss of higher grade agricultural land?</p> <p>Negative effects are likely in relation to this objective when proposals would result in the loss of higher grade agricultural land.</p>	0	Lower quality agricultural land (Grades 4 or 5)	<p>Issues and Options stage (Strategic Locations)</p> <p>Agricultural land classifications in GIS data.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Agricultural land classifications in GIS data.</p> <p>Submission stage – SGOs</p> <p>Agricultural land classifications in GIS data.</p>
	-	Medium quality agricultural land (Grades 3a or 3b)	<p>Issues and Options stage (Strategic Locations)</p> <p>SLAA forms: site description.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>SLAA forms: site description.</p> <p>Submission stage – SGOs</p> <p>Previous SA of relevant Strategic Spatial Option.</p> <p>Aerial photography.</p>	
	- -	High quality agricultural land (Grades 1 or 2)		
	<p>5.3 Will it use previously developed land?</p> <p>Positive effects are likely in relation this objective when development locations are on previously developed rather than greenfield land.</p>	++		Yes
	-	No	<p>Issues and Options stage (Strategic Locations)</p> <p>SLAA forms: site description.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>SLAA forms: site description.</p> <p>Submission stage – SGOs</p> <p>Previous SA of relevant Strategic Spatial Option.</p> <p>Aerial photography.</p>	
	+/-	Mixed		
	<p>5.4 Will it deliver or support allotments or community farms?</p> <p>Positive effects are likely in relation this objective when development proposals support allotments or community farms.</p>	++		Delivery of new community farm
	+	Delivery of new allotments	<p>Issues and Options stage (Strategic Locations)</p> <p>EBC assessment and information from site promoters.</p> <p>Proposed Submission stage (non-</p>	
	+?	Location could be suitable for providing new allotments/community farm.		

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
		-	Development at this location would not make any contribution toward allotments or community farms either within the location or in the wider area	<p>strategic sites)</p> <p>Information on new provision of/contribution to community farms/allotments not available on consistent basis for all site options therefore only possible to check for loss of existing facilities by reference to SLAA forms.</p> <p>Employment will be '0', unless development would lead to loss of existing allotments or community farm.</p> <p>Submission stage – SGOs</p> <p>Previous SA of relevant Strategic Spatial Option.</p>
		- -	Loss of allotments or community farm without suitable replacement	
SA6: Reduce air, soil, water, light and noise pollution				
<ul style="list-style-type: none"> • Reduce air quality? • Impact on soil pollution? • Help to remediate land affected by contamination? • Have an impact on water pollution? • Have an impact on light pollution? • Have an impact on noise pollution? 	<p>6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas (AQMA)s?</p> <p>Negative effects are likely on this objective when residential, employment or other sensitive development will occur in locations subject to high levels of air or noise pollution.</p>	- -?	Impact from both significant noise generating uses and located within an AQMA	<p>Issues and Options stage (Strategic Locations)</p> <p>EBC assessment and information from site promoters.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Information on existing air pollution and noise pollution not available on consistent basis for all site options. Instead, score as '-?' if site is within an AQMA or within 200 m of a railway, A-road or motorway and '--?' if both apply.</p> <p>EBC assessment.</p> <p>SLAA where EBC assessment is not</p>
		- ?	Impact from either significant noise generating uses or located within an AQMA	
		0	No impact from significant noise generating uses and not within an AQMA	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
				<p>available.</p> <p>Submission stage – SGOs</p> <p>GIS data (score as ‘-?’ if site is within an AQMA or within 200 m of a railway, A-road or motorway and ‘--?’ if both apply).</p> <p>Previous SA of relevant Strategic Spatial Option.</p>
	<p>6.2 Will development increase pollution?</p> <p>Negative effects are likely in relation to this objective when development proposals will result in pollution that cannot be readily mitigated.</p>	+?	<p>There is potential for reduction in pollution e.g. remediation of contamination. Further information required</p>	<p>Issues and Options stage (Strategic Locations)</p> <p>EBC assessment and information from site promoters.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>EBC assessment.</p> <p>Employment sites including or potentially including industrial uses will be -?.</p> <p>Submission stage – SGOs</p> <p>Previous SA of relevant Strategic Spatial Option.</p>
		0	<p>Development does not raise concerns which cannot be addressed by mitigation</p>	
		- ?	<p>Development could have impacts either an AQMA or an SAC, or noise/contamination impacts</p>	
		- -?	<p>Development could have impacts on more than 1 sensitive receptor, i.e. an AQMA and an SAC, and/or noise impacts and/or contamination impacts</p>	
SA7: Plan for the anticipated levels of climate change				
<ul style="list-style-type: none"> • Have an impact on green infrastructure (including extent and quality of open space and linear routes for recreation)? • Increase or reduce the 	<p>7.1 Will the development provide additional or improved green infrastructure? (types of GI: parks & gardens; amenity greenspace; semi-</p>	+	<p>Additional and/or improved GI assets</p>	<p>Issues and Options stage (Strategic Locations)</p> <p>EBC assessment and information from</p>
		+?	<p>Potential for additional and/or improved GI</p>	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
<p>number of new properties at risk of flooding?</p> <ul style="list-style-type: none"> • Manage development in areas affected by coastal change? 	<p>natural urban greenspace; green corridors; allotments; community gardens, city farms; cemeteries and churchyards - same test as 11.3)</p>	0	No impact (i.e. no gain or loss) of GI	<p>site promoters.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Information re. provision of new/improved GI and re. opportunity to mitigate any loss not available on consistent basis for all site options therefore:</p> <ul style="list-style-type: none"> - Score as '-?' if GIS open space layer, aerial imagery or SLAA form indicates loss of GI, otherwise score as '0'. <p>EBC has stated that all woodland will be retained.</p> <p>Employment sites will be '0' unless development will result in the loss of GI.</p> <p>Submission stage – SGOs</p> <p>Information on provision from EBC. EBC has stated that all woodland will be retained.</p> <p>GIS data.</p>
		-?	Loss of GI with potential opportunities for mitigation	
		- -	Loss of GI will no opportunities to mitigate	
	<p>7.2 Is the location at risk from flooding, taking into account the effects of climate change?</p> <p>Negative effects are likely in relation to this objective when a development location is in an area of high flood risk and the proposed type of development is sensitive to flood risk.</p>	0	Location not in area of surface water flood risk and location is not in Flood Zone 2 or 3 or proposed use is classified as appropriate to the Zone by NPPF Technical Guidance	<p>Issues and Options stage (Strategic Locations)</p> <p>Surface water flood risk and Environment Agency Flood Zone in GIS data.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Surface water flood risk and</p>
		-?	Location is within EA Flood Zone 2 and proposed use is not classified as appropriate to the Zone by Technical Guidance to NPPF, or location is subject	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
			to 'less' surface water flood risk	Environment Agency Flood Zone in GIS data.
		- -?	Location is within EA Flood Zone 3 and proposed use is not classified as appropriate to the Zone by Technical Guidance to NPPF, or location is subject to 'more' or 'intermediate' surface water flood risk	Submission stage – SGOs Surface water flood risk and Environment Agency Flood Zone in GIS data.
	7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan (SMP) objectives be supported? Negative effects are likely in relation to this objective when a development location is in an area at risk from coastal change but does not help to deliver SMP objectives.	+	Location is in area of coastal change and helps to deliver SMP objectives in this area (e.g. Flood defences, coastal protection works)	Issues and Options stage (Strategic Locations) EBC assessment.
		?	Located in area of coastal change but insufficient information is available to comment on its contribution to SMP Objectives for this area.	Proposed Submission stage (non-strategic sites) EBC assessment for any coastal sites; non-coastal sites scored '0'.
		-	Location is in area of coastal change but doesn't contribute to SMP objectives	Submission stage – SGOs None of the SGOs are coastal sites, therefore all score '0'.
		0	Not located in area of coastal change	
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions				
• Promote a reduction in carbon emissions?	Criteria for sustainable travel options in found in assessment criteria for SA Objective 3. This objective is to be used in the appraisal of development management policies.			
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste				
• Provide, or be accessible to, facilities for the separation and recycling of waste?	This objective is to be used in the appraisal of development management policies.			

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range. Avoid, mitigate or, at last resort, compensate for adverse effects on biodiversity				
<ul style="list-style-type: none"> • Have an impact on biodiversity and geodiversity (including protected species, habitats, sites and landscapes at international, national and/or local levels of nature conservation designation)? • Provide new creation, restoration and/or enhancement opportunities for habitats and species? • Prejudice future Site biodiversity restoration? • Support creation, protection, enhancement and/or management of networks of biodiversity 	<p>10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in-combination)?</p> <p>Internationally designated sites include:</p> <ul style="list-style-type: none"> • SAC • SPA • Ramsar <p>Nationally designated sites in Eastleigh include:</p> <ul style="list-style-type: none"> • SSSI 	+	Likely to have a positive impact, opportunities for enhancement	<p>Issues and Options stage (Strategic Locations)</p> <p>HRA screening zone in GIS data.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>EBC biodiversity assessment forms.</p> <p>GIS information used for those sites not included in the EBC biodiversity assessment.</p> <p>Submission stage – SGOs</p> <p>SGO Draft Background Paper (2017).</p> <p>GIS data.</p>
		0	Unlikely to have adverse impact	
		?	Likely impact is uncertain	
		-	Minor negative effects identified in EBC biodiversity assessment or potential mitigation has been identified for potentially significant effects	
		- -	Development is likely to have significant effects e.g. loss of site in part or whole	
	<p>10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in-combination)?</p> <p>Locally designated sites include:</p> <ul style="list-style-type: none"> • LNR • SINC 	+	Likely to have a positive impact, opportunities for enhancement	<p>Issues and Options stage (Strategic Locations)</p> <p>GIS data.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>EBC biodiversity assessment forms.</p> <p>GIS information used for those sites not included in the EBC biodiversity assessment.</p>
		0	Unlikely to have adverse impact	
		?	Likely impact is uncertain	
		-	Minor negative effects identified in EBC biodiversity assessment or potential mitigation has been identified for potentially significant effects	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
		--	Development is likely to have significant effects e.g. loss of one or more locally designated wildlife sites, in part or in whole	Submission stage – SGOs SGO Draft Background Paper (2017). GIS data.
	10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)? This includes: <ul style="list-style-type: none"> • BAP habitats • Habitats of principal importance • Areas likely to support BAP species • Areas likely to support species of principal importance 	+	Likely to have a positive impact, opportunities for enhancement	Issues and Options stage (Strategic Locations)
		0	Unlikely to have adverse impact	EBC officer assessment.
		?	Likely impact is uncertain	Proposed Submission stage (non-strategic sites)
		-	Minor negative effects identified in EBC biodiversity assessment or potential mitigation has been identified for potentially significant effects	EBC biodiversity assessment forms. SLAA information used for those sites not included in the EBC biodiversity assessment.
		- -	Development is likely to have significant effects e.g. loss of a large part of an area of nature conservation value	Submission stage – SGOs Previous SA of relevant Strategic Spatial Option, Draft Background Paper and EBC officer verification.
	10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	+	Likely to have a positive impact, opportunities for enhancement	Issues and Options stage (Strategic Locations)
		0	Unlikely to have adverse impact	EBC officer assessment
		?	Likely impact is uncertain	Proposed Submission stage (non-strategic sites)
		-	Minor negative effects identified in EBC biodiversity assessment or potential mitigation has been identified for potentially significant effects	EBC biodiversity assessment forms. GIS information used for those sites not included in the EBC biodiversity assessment.

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
		- -	Development is likely to have significant effects e.g. by severing/complete loss of link	Submission stage – SGOs Previous SA of relevant Strategic Spatial Option, GIS data.
	10.5 Will the development adversely affect ancient woodland?	+	Likely to have a positive impact, opportunities for enhancement	Issues and Options stage (Strategic Locations)
		0	Unlikely to have adverse impact	EBC officer assessment
		?	Likely impact is uncertain	Proposed Submission stage (non-strategic sites)
		-	Minor negative effects identified in EBC biodiversity assessment or potential mitigation has been identified for potentially significant effects	EBC biodiversity assessment forms. GIS information used for those sites not included in the EBC biodiversity assessment.
		- -	Development is likely to have significant effects e.g. direct loss of ancient woodland	Submission stage – SGOs SGO Draft Background Paper (2017) GIS data
SA11: Enhance the Borough’s multifunctional green infrastructure networks				
<ul style="list-style-type: none"> • Help to reduce deficiencies in open space provision? • Support local and/or strategic Green Infrastructure networks? • Protect and enhance public rights of way? • Deliver good access to existing and/or create new Green Infrastructure? 	11.1 Will the development affect TPO trees?	0	No TPO trees on site	Issues and Options stage (Strategic Locations)
		-?	TPO trees on site; potential for negative impact or loss of protected trees	EBC officer assessment. Proposed Submission stage (non-strategic sites) EBC officer assessment. SLAA. Submission stage – SGOs

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources	
				Previous SA of relevant Strategic Spatial Option.	
	11.2 Can the location readily be connected to the existing cycle and footpath network?		Criteria set out in Q. 2.5 above	Same score and justification as 2.5.	
	11.3 Will the development provide additional or improved green infrastructure? (same test as 7.1)		Criteria set out in Q. 7.1 above	Same score and justification as 7.1.	
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities					
<ul style="list-style-type: none"> • Have an impact on landscape? • Achieve high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality? • Protect the character and distinctiveness of the borough's settlements and countryside e.g. will the development adversely affect the separation of the borough's settlements? 	12.1 Will development adversely affect the separation of neighbouring settlements?	0	Location will maintain the separation between neighbouring settlements	<p>Issues and Options stage (Strategic Locations)</p> <p>EBC officer assessment.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Base on score from EBC countryside gap assessment:</p> <p>Good = '0'</p> <p>Average or average/good = '-'</p> <p>Poor or poor/average = '--'</p> <p>All sites in urban areas will be '0'.</p> <p>Submission stage – SGOs</p> <p>SGO Draft Background Paper (2017).</p>	
	12.2 Will it protect the character of the	+?	Potential for a positive impact		Issues and Options stage (Strategic
		-	Development which results in loss or minor changes to the character of the gap		
	- -	Development will close the gap between neighbouring settlements or significantly change the character of the gap (e.g. visually or physically connect)			

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	countryside, coast, towns and/or villages including views and settings?	0	Low impact	<p>Locations)</p> <p>EBC officer assessment.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Base on score from EBC landscape study:</p> <p>Low sensitivity = '0'</p> <p>Moderate or Moderate/Low sensitivity = '-'</p> <p>High or High/Moderate sensitivity = '--'</p> <p>GIS information and professional judgement used for those sites not included in the EBC landscape study.</p> <p>Sites in urban areas will be '0', unless they could contribute to townscape improvement, in which case they will be '+?'.</p> <p>Submission stage – SGOs</p> <p>Previous SA of relevant Strategic Spatial Option and EBC officer comments.</p>
		-	Negative impacts requiring mitigation	
		- -?	Negative landscape impacts (e.g. loss of view or setting) requiring further exploration of mitigation options	
		- -	Negative landscape impacts for which it is not possible to mitigate	
<p>SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance</p>				
<ul style="list-style-type: none"> Impact on the historic environment and features and areas of archaeological importance? Conserve and enhance the significance of heritage assets and their settings? Increase access to heritage 	<p>13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?</p>	+?	Potential for development to enhance heritage assets	<p>Issues and Options stage (Strategic Locations)</p> <p>EBC officer assessment, drawing on listed building register, conservation area appraisals, Historic Environment</p>
		0	No/minor impact on heritage assets	
		-?	Potential negative impact on heritage	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
assets?			assets that may require mitigation	<p>Record.</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>EBC officer assessment.</p> <p>GIS information used for those sites not assessed by EBC officers.</p> <p>Submission stage – SGOs</p> <p>Previous SA of relevant Strategic Spatial Option.</p>
		- -	Significant impact on heritage assets where mitigation is unlikely or not possible	

Table A4.2: Assumptions used in the SA of Strategic Locations and Strategic Spatial Options

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs				
<ul style="list-style-type: none"> Contribute to meeting the objectively assessed housing need/the housing requirement identified in the Local Plan, including an appropriate mix of housing? Meet need within the local area as well as the wider housing market? Help to deliver affordable housing to meet Eastleigh's identified housing needs? 	<p>1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?</p> <p>Where mixed use locations incorporate residential development, effects in relation to this objective will depend on the likely proportion of affordable housing provision, as evidenced by site promoter's proposals, dwelling capacity of the location relative to the 5 dwelling affordable housing threshold and other evidence on viability.</p>	++	Evidence that 40% or more of the housing offer at location will be affordable housing	EBC assessment and information from site promoters
		+?	Evidence that at least the typical proportion of affordable housing (35%) will be provided at the location	
		0	Mainly employment use; no/negligible amount of housing offered at the location	
		?	Insufficient evidence is available to make a determination	
		-	Evidence that location will partially meet affordable housing requirements	
		--	Evidence that affordable housing is not economically viable on location or provision is unlikely due to the location being below the affordable housing threshold [5 dwellings]	
		<p>1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?</p> <p>Where mixed use locations incorporate residential development, effects in relation to this objective will depend on the likely proportion of homes falling into these specialist categories, as evidenced by site</p>	++	
0	Mainly employment use; no/negligible amount of housing offered at the location			
+?	The scale and location indicate that provision of one or more of these additional elements could be possible, however site promoter has not specified whether they propose to meet these			

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	promoter's proposals.		other elements of identified need	
		- -	Site promoter has stated that development at this location would not contribute to meeting these additional needs	
SA2: Safeguard and improve community health, safety and wellbeing				
<ul style="list-style-type: none"> • Improve opportunities for people to participate in cultural, leisure and recreation activities? • Promote healthy lifestyles, safety and wellbeing? • Provide good access to existing services, open space, facilities and community infrastructure? • Protect and enhance public rights of way? • Reduce crime, deprivation and promote social inclusion in the borough? 	<p>2.1 Are community facilities (community hall or library) available locally?</p> <p>Where development proposals would result in the provision of new community facilities, a significant positive effect is likely. For other proposals that will include new housing, the position of the strategic location could affect this objective by influencing people's ability to access existing services and facilities.</p>	++	The development of this location would provide or contribute to new community facilities or enhance existing facilities on location or within 400m	Information from site promoters GIS data
		+	Under 400m distance from location providing for residential development to existing community hall or library	
		0	400 to 800m distance from location providing for residential development to existing community hall or library, or no residential development proposed at location	
		-	Over 800m from location providing for residential development to existing community hall or library	
	<p>2.2 Are primary healthcare facilities available locally?</p> <p>Walking distance to nearest GP surgery, health centre or hospital (same test as 3.6).</p> <p>The position of the strategic location could</p>	++	Provision of new or improved healthcare facilities or under 400m to existing health facilities	Information from site promoters GIS data
		+	400 to 1000m to existing health facilities	
		- -	Over 1000m distance to existing health facilities	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	affect this objective by influencing residents' or employees' ability to access existing health facilities. Capacity of existing GP surgeries would need to be explored outside of the SA process.			
	<p>2.3 What effect would the development have on local provision of sports pitches and facilities?</p> <p>Where development proposals would result in the provision of new sports pitches and facilities a positive effect is likely. Conversely, loss of existing facilities would have a negative effect.</p>	++	Location addresses under-provision of sports pitch provision in the wider locality	EBC assessment and information from site promoters
		+	Location provides sports pitches for residents of the location (where new facilities are required)	
		+?	Location could be suitable for supporting improvements to sports facilities provision either within the location or the wider area. Further information on the suitability of the location would be required and/or site promoter has not specified if development at this location would provide any contribution to this	
		-	Site promoter has stated that development at this location would not make any improvements to sports facilities provision either within the location or the wider locality	
		--	Location results in loss of sports pitches/facilities without suitable replacement	
	<p>2.4 Is public open space available locally?</p> <p>Where development proposals would result in the provision of new public open space, a significant positive effect is likely. For other proposals, the position of the strategic location could affect this</p>	++	The development of this location would provide or contribute to new publicly accessible open space	Information from site promoters GIS data
		+	Location is within 300m of existing publicly accessible open space	
		0	Location is within 300m to 800m existing	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	objective by influencing residents' or employees' ability to access existing public open space.		publicly accessible open space	Presence of Public Rights Of Way (PROW) or Eastleigh Cycle Network in GIS data.
		-	Location is more than 800m from existing publicly accessible open space	
		- -	Development results in loss of publicly accessible open space	
	2.5 Can the location readily be connected to the existing cycle and footpath network? (same test as 3.10 and 11.2 below)	+	Existing footpath and cycle path cross location or are adjacent to location boundary	
	Positive effects are likely in relation to this objective where the location of development proposals facilitates their connection to the cycle and footpath network, supporting active travel by residents or employees.	0	Existing footpath only crosses location or is adjacent to its boundary	
		-	No footpath or cycle path crosses location or is adjacent to its boundary	
SA3: Develop a dynamic and diverse economy				
<ul style="list-style-type: none"> • Deliver new diverse and knowledge- based employment opportunities? • Support or encourage new business sectors and contribute to GVA in South Hampshire? • Encourage and support business start-ups and assist the development of SMEs? • Provide good access to a range of employment areas? • Enhance the vitality and viability of Eastleigh town 	3.1(a) Is the location close to a major rail station? (same test as 4.1)	Criteria set out in Qn. 4.1 below		Same score and justification as 4.1
	3.1 (b) Is the location close to a minor rail station? (same test as 4.2)	Criteria set out in Qn. 4.2 below		Same score and justification as 4.2
	3.1 (c) Is the location close to a frequent bus route? (same test as 4.3)	Criteria set out in Qn. 4.3 below		Same score and justification as 4.3
	3.1 (d) Is the location close to a semi-frequent bus route? (same test as 4.4)	Criteria set out in Qn. 4.4 below		Same score and justification as 4.4

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
<p>centre and other district and local centres?</p> <ul style="list-style-type: none"> • Help to develop and maintain a skilled workforce to support long- term competitiveness? • Ensure a wide cross section of the community benefits from economic prosperity? 	3.1 (e) Is the location close to a major employment centre? (same test as 4.5)	Criteria set out in Qn. 4.5 below		Same score and justification as 4.5
	<p>3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?</p> <p>Positive effects are likely in relation to this objective when proposals include employment floorspace.</p>	+	Location proposed wholly or partially for additional employment floorspace, including new facilities to support business start-ups/SMEs; or including new facilities to support new business sectors	EBC assessment and information from site promoters
		0	Location is capable of accommodating additional employment floorspace that includes new facilities to support business start-ups/SMEs; or new facilities to support new business sectors	
		-	Location would be unsuitable for additional employment floorspace that includes new facilities to support business start-ups/SMEs; or new facilities to support new business sectors	
	<p>3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?</p> <p>Negative effects are likely in relation to this objective when proposals would result in a net loss of existing employment land.</p>	0	No	SLAA form 'Site Descriptions...' and 'Suitability' sections
		-	Yes	
	<p>3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?</p>	++	Increases retail floorspace or commercial floorspace in primary shopping area or other shopping frontages	Proposed uses from site promoters Existing uses from SLAA form 'Site description...' and 'Suitability' of existing uses
		+?	New local centre proposed. Effect on existing facilities is uncertain	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	Positive effects are likely in relation to this objective when proposals would result in a net gain of commercial uses and other facilities.	+	Increases in district or local centres	GIS data for 'District and local centres', 'Eastleigh Town Centre Public Realm', 'Eastleigh Town Centre Renaissance Quarter', 'Shopping frontages'
		0	No change, including residential-only development on land outside district or local centres and not resulting in loss of primary shopping area/ shopping frontage	
		-	Loss in town and district/local centres	
		- -	Loss in primary shopping area or other shopping frontages	
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice				
<ul style="list-style-type: none"> • Improve the capacity of the transport network? • Provide opportunities to encourage sustainable travel choice? • Improve road safety? 	4.1 Is the location close to a major rail station?	++	Under 400m distance	GIS data
		+	400 to 1200m distance	
	Significant positive effects in relation to this objective are likely where residential or employment proposals are in proximity to a rail station with frequent peak-time service (Southampton Airport Parkway, Eastleigh, Hedge End, Botley stations).	-	Over 1200m distance	
	4.2 Is the location close to a minor rail station?	+	Under 400m distance	GIS data
		0	400 to 600m distance	
	Minor positive effects in relation to this objective are likely where residential or employment proposals are in proximity to a rail station with infrequent peak-time service (all stations other than those	-	Over 600m distance	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources	
	listed at 4.1)				
	<p>4.3 Is the location close to a frequent bus route?</p> <p>Significant positive effects in relation to this objective are likely where residential or employment proposals are in proximity to a bus route with a 20 min or better frequency bus service, i.e. the following routes:</p> <ul style="list-style-type: none"> • Bluestar 1 Winchester-Chandlers Ford-Southampton • Bluestar 2 Fair Oak-Bishopstoke-Eastleigh-Stoneham-Southampton • First X4/X5 Southampton-Bursledon-Fareham- Portsmouth/ Gosport • Unilink U1 Airport Parkway-Highfield Campus-Southampton • First 7 (Townhill Park-Portsmouth-Southampton) <p>Assumed that new bus stop could be provided on existing route to serve development at a strategic location.</p>	++	Under 400m distance	GIS data	
		+	400 to 600m distance		
		-	Over 600m distance		
	<p>4.4 Is the location close to a semi-frequent bus route?</p> <p>Minor positive effects in relation to this objective are likely where residential or employment proposals are in proximity to a bus route with a semi frequent (30 min</p>	+	Under 300m distance	GIS data	
		-	Over 300m distance		

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	<p>frequency) bus service, i.e. the following routes:</p> <ul style="list-style-type: none"> • Xelabus X6/X7 Eastleigh-Chandlers Ford only • First 8 Hedge End-West End-Townhill Park-Southampton (Hedge End to West End section likely to be withdrawn in short to medium term due to low usage) • First 6 Hamble-Netley-Hedge End (formerly 20 minutes and in my view has potential to operate at this higher frequency in future) • Bluestar 5 Eastleigh to Boyatt Wood only <p>Assumed that new bus stop could be provided on existing route to serve development at a strategic location.</p>			
	<p>4.5(a) Will residential development at the location be close to a major employment centre?</p> <p>For purely residential locations or mixed use locations with a significant residential component, positive effects are likely in relation to this objective when it is in proximity to defined major employment centres:</p> <ul style="list-style-type: none"> • Ensign Way • GE Aviation • Hedge End Industrial Area • Chalcroft Business Park • Eastleigh River Side • Phoenix Park • Southampton Airport Business Park 	++	Under 400m distance	GIS data
		+	400 to 1000m distance	
		-	Over 1000m distance	
		0	No significant residential use	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	<ul style="list-style-type: none"> Tollgate Business Park Land adjoining Chalcroft Distribution Park Eastleigh town centre Chandlers Ford Industrial Estate Woodside Avenue and Boyatt Wood Industrial Estates Hampshire Corporate Park Tollbar Offices 			
	<p>4.5(b) Will employment development at the location be close to a major population centre?</p> <p>For purely employment locations or mixed use locations with a significant employment component, positive effects are likely in relation to this objective when it is in proximity to defined major population centres:</p> <ul style="list-style-type: none"> Southampton Eastleigh, including Chandlers Ford Hedge End 	++	Under 400m distance	GIS data
		+	400 to 1000m distance	
		-	Over 1000m distance	
		0	No significant employment use	
	4.6: Are health facilities available locally? (same test as 2.2 above)	Criteria set out in Qn. 2.2 above		Same score and justification as 2.2
	<p>4.7 Are shopping and related services available locally?</p> <p>Positive effects are likely in relation this objective when proposals are located so that residents or employees are able to walk to local shops and related services. This is assessed via proximity to the</p>	++?	Potential provision of new shopping and related facilities	Information from site promoters and GIS data
		+	Under 400m distance	
		0	400 to 800m distance	
		-	Over 800m distance	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	nearest defined Town, District or Local Centre in the adopted or emerging Local Plan, plus any significant superstore over 2,000 sq m but excluding neighbourhood parades and isolated convenience stores.			
	4.8 Is the location close to a primary school?	++?	Potential provision of new primary school	Information from site promoters and GIS data
	Positive effects are likely in relation this objective when residential or mixed use proposals are located so that residents are able to walk to a primary school. Capacity of existing schools would need to be explored outside of the SA process.	+	Under 400m distance	
		0	400 to 800m distance, or no residential development proposed at location	
		-	Over 800m distance	
	4.9 Is the location close to a secondary school?	++?	Potential provision of new secondary school	Information from site promoters and GIS data
	Positive effects are likely in relation this objective when residential or mixed use proposals are located so that residents are able to walk to a secondary school. Capacity of existing schools would need to be explored outside of the SA process.	+	Under 800m distance	
		0	800 to 1600m distance, or no residential development proposed at location	
		-	Over 1600m distance	
	4.10 Can the location easily be connected to the existing cycle and footpath network? (same test as 2.5. above)	Criteria set out in Qn. 2.5 above		Same score and justification as 2.5

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	<p>4.11 Are there Geographical barriers between the location and key facilities/ destinations?</p> <p>Negative effects in relation this objective are likely when pedestrians (residents or employees) are forced to:</p> <ul style="list-style-type: none"> • cross a major geographic barrier e.g. a railway line, motorway/ dual carriageway etc. via a bridge, underpass or similar • walk along a route without a properly surfaced and lit footway of 2m+ width and hard surface throughout <p>.....on the most direct walking route to any of the above facilities which are within the distance criterion.</p>	+	No geographical barriers on the most direct walking route to any destination	EBC officer judgement
		0	Geographical barriers on the most direct walking route to one or two destinations	
		-	Geographical barriers on the most direct walking route to three or more destinations and/or Lack of an adequate quality footway to more than one destination	
		- -	Lack of an adequate quality footway to more than one destination	
SA5: Protect and conserve natural resources				
<ul style="list-style-type: none"> • Have potential impact on natural resources? • Lead to the loss of the best and most versatile agricultural land? • Lead to the more efficient use of land, for example by utilising brownfield sites? 	5.1 Will development avoid the sterilisation of mineral resources	0	Location is not in an area safeguarded for minerals extraction, or minerals extraction has already taken place	Mineral Safeguarding Areas and Minerals Consultation Areas in GIS data
	Negative effects are likely in relation to this objective when proposals would prevent the future extraction of known mineral reserves.	-?	Location is in Mineral Safeguarding Area or Mineral Consultation Area	
	5.2 Will it result in the loss of higher grade agricultural land?	0	Lower quality agricultural land (Grades 4 or 5)	Agricultural land classifications in GIS data
	-	Medium quality agricultural land (Grades 3a or 3b)		

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	Negative effects are likely in relation to this objective when proposals would result in the loss of higher grade agricultural land.	- -	High quality agricultural land (Grades 1 or 2)	
	5.3 Will it use previously developed land? Positive effects are likely in relation this objective when development locations are on previously developed rather than greenfield land.	++	Yes	SLAA forms: site description
		-	No	
		+/-	Mixed	
	5.4 Will it deliver or support allotments or community farms? Positive effects are likely in relation this objective when development proposals support allotments or community farms.	++	Delivery of new community farm	EBC assessment and information from site promoters
		+	Delivery of new allotments	
		+?	Location could be suitable for providing new allotments/community farm. The site promoter has not indicated if such provision would be included as part of development at this location.	
		-	Site promoter has stated that development at this location would not make any contribution toward allotments or community farms either within the location or in the wider area	
		- -	Loss of allotments or community farm without suitable replacement	
SA6: Reduce air, soil, water, light and noise pollution				
<ul style="list-style-type: none"> • Reduce air quality? • Impact on soil pollution? • Help to remediate land affected by contamination? 	6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	- -?	Impact from both significant noise generating uses and located within an Air Quality Management Area	EBC assessment and information from site promoters

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources	
<ul style="list-style-type: none"> • Have an impact on water pollution? • Have an impact on light pollution? • Have an impact on noise pollution? 	<p>Negative effects are likely on this objective when residential, employment or other sensitive development will occur in locations subject to high levels of air or noise pollution.</p>	- ?	Impact from either significant noise generating uses or Air Quality Management Areas		
		0	No impact from significant noise generating uses or Air Quality Management Areas		
	<p>6.2 Will development increase pollution?</p> <p>Negative effects are likely in relation to this objective when development proposals will result in pollution that cannot be readily mitigated.</p>	+?	There is potential for reduction in pollution e.g. remediation of contamination. Further information required		EBC assessment and information from site promoters
		0	Development does not raise concerns which cannot be addressed by mitigation		
		- ?	Development could have impacts either an AQMA or an SAC, or noise/contamination impacts		
	- -?	Development could have impacts on more than 1 sensitive receptor, i.e. an AQMA and an SAC, and/or noise impacts and/or contamination impacts			
SA7: Plan for the anticipated levels of climate change					
<ul style="list-style-type: none"> • Have an impact on green infrastructure (including extent and quality of open space and linear routes for recreation)? • Increase or reduce the number of new properties at risk of flooding? • Manage development in areas affected by coastal change? 	<p>7.1 Will the development provide additional or improved green infrastructure? (same test as 11.3)</p>	+	Additional and/or improved GI assets	EBC assessment and information from site promoters	
		+?	Potential for additional and/or improved GI		
		0	No impact (i.e. no gain or loss) of GI		
		-?	Loss of GI with potential opportunities for mitigation		
		- -	Loss of GI will no opportunities to mitigate		

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources	
	<p>7.2 Is the location at risk from flooding, taking into account of the effects of climate change?</p> <p>Negative effects are likely in relation to this objective when a development location is in an area of high flood risk and the proposed type of development is sensitive to flood risk.</p>	0	Location not in area of surface water flood risk and location is not in Flood Zone 2 or 3 or proposed use is classified as appropriate to the Zone by NPPF Technical Guidance	Surface water flood risk and Environment Agency Flood Zone GIS data	
		-?	Location is within EA Flood Zone 2 and proposed use is not classified as appropriate to the Zone by Technical Guidance to NPPF, or location is subject to 'less' surface water flood risk		
		- -?	Location is within EA Flood Zone 3 and proposed use is not classified as appropriate to the Zone by Technical Guidance to NPPF, or location is subject to 'more' or 'intermediate' surface water flood risk		
	<p>7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan (SMP) objectives be supported?</p> <p>Negative effects are likely in relation to this objective when a development location is in an area at risk from coastal change but does not help to deliver SMP objectives.</p>	+	Location is in area of coastal change and helps to deliver SMP objectives in this area (e.g. Flood defences, coastal protection works)	EBC assessment	
		?	Located in area of coastal change but insufficient information is available to comment on its contribution to SMP Objectives for this area.		
		-	Location is in area of coastal change but doesn't contribute to SMP objectives		
		0	Not located in area of coastal change		
<p>SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions</p>					
<ul style="list-style-type: none"> Promote a reduction in carbon emissions? 	<p>Criteria for sustainable travel options in found in assessment criteria for SA Objective 3. This objective is to be used in the appraisal of development management policies.</p>				

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste				
<ul style="list-style-type: none"> Provide, or be accessible to, facilities for the separation and recycling of waste? 	This objective is to be used in the appraisal of development management policies.			
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range. Avoid, mitigate or, at last resort, compensate for adverse effects on biodiversity				
<ul style="list-style-type: none"> Have an impact on biodiversity and geodiversity (including protected species, habitats, sites and landscapes at international, national and/or local levels of nature conservation designation)? Provide new creation, restoration and/or enhancement opportunities for habitats and species? Prejudice future Site biodiversity restoration? Support creation, protection, enhancement and/or management of networks of biodiversity 	<p>10.1 Is the location within the HRA screening zone?</p> <p>HRA screening trigger: All locations which fall within the following areas will be subject to project level HRA screening by EBC –</p> <ul style="list-style-type: none"> 200m of an SAC, SPA and/or Ramsar site 25m of a water course, where the section of water course is no further than 8km upstream of an SAC, SPA and/or Ramsar <p>Development locations in the HRA screening zone are assumed to have a negative effect on this objective but with uncertainty at this stage relating to the potential for avoidance or mitigation.</p>	0	Location is not within HRA screening zone	HRA screening zone in GIS data
		- -?	Location is within HRA screening zone - avoidance and/or mitigation measures may be required	
	<p>10.2 Is the location within 200m of a SSSI?</p> <p>Development locations within 200m of a SSSI are assumed to have a negative</p>	0	Location is not within 200m of a SSSI	GIS data
		- -?	Location is within 200m of a SSSI; avoidance and/or mitigation measures may be required	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	effect on this objective but with uncertainty relating to the potential for avoidance or mitigation.			
	10.3 Is the location within 200m of a Local Nature Reserve?	0	Location is not within 200m of a Local Nature Reserve	GIS data
	Development locations within 200m of a Local Nature Reserve are assumed to have a negative effect on this objective but with uncertainty relating to the potential for avoidance or mitigation	-?	Location is within 200m of a Local Nature Reserve; avoidance and/or mitigation measures may be required	
	10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	+?	Likely to have a positive impact, opportunities for enhancement	EBC officer assessment
		0	Unlikely to have adverse impact	
		-?	Potential for adverse effects on a SINC and/or potential for mitigation of an otherwise significant adverse effect	
		- -?	Loss of SINC	
	10.5 Will the development adversely affect protected species?	+?	Likely to have a positive impact, opportunities for enhancement	
		0	Development at this location is unlikely to have an impact	
		-?	Potential for adverse effects and/or potential for mitigation of an otherwise significant adverse effect	
		- -?	Potential for significant adverse impacts	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources	
	10.6 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	+?	Likely to have a positive impact, opportunities for enhancement	EBC officer assessment	
		0	Unlikely to have adverse impact		
		-?	Potential for adverse effects on local nature conservation designations and/or potential for mitigation of an otherwise significant adverse effect		
		- -?	Potential for significant adverse effects on a local nature conservation designation and/or potential for mitigation		
	10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links, hedgerows and other corridors for species movement)?	+	Likely to have a positive impact, opportunities for enhancement		EBC officer assessment
		0	Unlikely to have adverse impact / development has potential to mitigate		
		-?	Potential for adverse effects on a local nature conservation designation (e.g. by damage to the quality of a link) and/or potential for mitigation of an otherwise significant adverse effect		
		- -?	Potential for significant adverse effects e.g. by severing/complete loss of link		
	10.8 Will the development adversely affect ancient woodland?	+?	Potential indicated for improvement to ancient woodland and/or commitment to manage offsite ancient woodland which may suffer adverse impacts from recreation of development at this location	EBC officer assessment	
		0	No impact on ancient woodland		

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
		-?	Ancient woodland is within the location area or within 25m; potential for adverse impacts	
		- -	Loss of ancient woodland	
SA11: Enhance the Borough's multifunctional green infrastructure networks				
<ul style="list-style-type: none"> • Help to reduce deficiencies in open space provision? • Support local and/or strategic Green Infrastructure networks? • Protect and enhance public rights of way? • Deliver good access to existing and/or create new Green Infrastructure? 	11.1 Will the development affect TPO trees?	0	No TPO trees on site	EBC officer assessment
		-?	TPO trees on site; potential for negative impact or loss of protected trees	
	11.2 Can the location readily be connected to the existing cycle and footpath network?	Criteria set out in Qn. 2.5 above		Same score and justification as 7.1
	11.3 Will the development provide additional or improved green infrastructure? (same test as 7.1)	Criteria set out in Qn. 7.1 above		
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities				
<ul style="list-style-type: none"> • Have an impact on landscape? • Achieve high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality? • Protect the character and distinctiveness of the borough's settlements and countryside e.g. will the development adversely affect the separation of the borough's settlements? 	12.1 Will development adversely affect the separation of neighbouring settlements?	0	Location will maintain the separation between neighbouring settlements	EBC officer assessment
		-	Development which results in loss or minor changes to the character of the gap	
		- -	Development will close the gap between neighbouring settlements or significantly change the character of the gap (e.g. visually or physically connect)	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources	
	12.2 Will it protect the setting of the South Downs National Park?	+?	Potential for a positive impact on the setting of the National Park	EBC officer assessment	
		0	No impact on the setting of the National Park		
		-?	Negative impact on the setting of the National Park which requires mitigations		
		- -	Negative impact on the setting of the National Park where it is not possible to mitigate		
	12.3 Will it protect the character of the countryside, coast, towns and/or villages?	+?	Potential for a positive impact	EBC officer assessment	
		0	Low landscape impact		
		-	Negative landscape impacts requiring mitigation		
		- -?	Negative landscape impacts requiring further exploration of mitigation options		
		- -	Negative landscape impacts for which it is not possible to mitigate		
	12.4 Will it have an impact on locally important views and settings?	+?	Potential for a positive impact	EBC officer assessment	
		0	Low impact		
		- ?	Negative impact requiring further exploration of mitigation options		
	- -?	Loss of view or setting requiring further exploration of mitigation options			

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance				
<ul style="list-style-type: none"> Impact on the historic environment and features and areas of archaeological importance? Conserve and enhance the significance of heritage assets and their settings? Increase access to heritage assets? 	13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	+?	Potential for development to enhance heritage assets	EBC officer assessment, drawing on listed building register, conservation area appraisals, Historic Environment Record
		0	No/minor impact on heritage assets	
		-?	Potential negative impact on heritage assets that may require mitigation	
		- -	Significant impact on heritage assets where mitigation is unlikely or not possible	

Appendix 5

Strategic Location assessments (assessed December 2015)

Allbrook 1 – Land at Allbrook

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There would appear to be scope in this strategic location for provision of other elements of identified housing need. However, the site promoter has not specified whether they propose to meet other such elements of identified housing need. Therefore a minor positive effect (+) is likely, but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The strategic location is within 800m of Boyatt Lane Scout Hut to the north, and 800m of Allbrook Scout Hut to the south. Parts of this strategic location lie just within 400m of these two community facilities. Therefore, a minor positive (+) effect is likely. It is recognised that these community facilities provide a somewhat limited range of uses at present; however, increased development in the area may offer opportunities to improve these facilities.
2.2 Are health facilities available locally?	- -	This strategic location is over 1,000m away from the nearest GP/health centre. The majority of the location is located within 800m of the Nuffield Hospital. However, this is a private facility located in Chandler's Ford which is not generally available to non-paying users. Therefore, a significant negative (- -) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	There is scope in this strategic location for provision of sports pitches and facilities therefore a minor positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location, therefore effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	The majority of this strategic location is within 300m of the following existing publicly accessible open space: Pitmore Close, Allbrook Knoll, Allbrook Hill Recreation. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	A footpath bisects the strategic location from south east to north west connecting the road Knowle Hill with the bridleway on Boyatt Lane. A route which is part of the Eastleigh Cycle Network passes through the north west of the location on Boyatt Lane. Given these opportunities to connect to the footpath and cycle network, a minor positive (+) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic locations is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the

SA objective/ criterion		Justification
		nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	++	The most northern part of this strategic location is located within 400m of the Bluestar 1 Bus Route which connects Winchester and Southampton. On this basis a significant positive (++) effect is noted.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (10,000 m. sq.) is considered as part development at this strategic location.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	10,000sq.m. of employment floorspace is proposed at this strategic location; therefore, a minor positive (+) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	No net loss of existing employment land would result in development of this strategic location; therefore, a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	No change in the commercial uses or other facilities in town, district or local centres currently proposed as part of development at this strategic location. Therefore, a negligible (0) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services, homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The most northern part of this strategic location is located within 400m of the Bluestar 1 Bus Route which connects Winchester and Southampton. On this basis a significant positive (++) effect is note.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (10,000 m. sq.) is considered as part of the development at this strategic location.
4.5(b) Will employment development at the location be close to a major population centre?	++	Parts of this strategic location are within 400m of Eastleigh/Chandler's Ford, a major population centre in the borough. Therefore, a significant positive (++) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	--	This strategic location is over 1,000m away from the nearest GP/health centre. The majority of the location is located within 800m of the Nuffield Hospital. However, this is a private facility located in Chandler's Ford which is not generally available to non-paying users. Therefore, a significant negative (--) effect is likely.
4.7 Are shopping and related services available locally?	-	The most northern part of this strategic location is just within 800m of the Hiltingbury Local Centre in Chandler's

SA objective/ criterion		Justification
		Ford. However, the vast majority of the location is significantly further away and therefore, a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	+	The western part of this strategic location is within 400m, with the majority of the location within 800m of Scantabout Primary School. Therefore, a minor positive (+) effect is likely.
4.9 Is the location close to a Secondary school?	+	This strategic location is within 800m of Thornden Secondary School and within 1600m of Crestwood School. Therefore, a minor positive (+) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	A footpath bisects the location from south east to north west connecting the road Knowle Hill with the bridleway on Boyatt Lane. A route which is part of the Eastleigh Cycle Network passes through the north west of the location on Boyatt Lane. Given these opportunities to connect to the footpath and cycle network, a minor positive (+) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	- -	The Junction 13 of the M3, and the route of the motorway itself are a significant barrier to accessing the facilities and services of the Chandler's Ford area by walking and cycling. The location is severed from north to south by Allbrook Way which is a fast road which does not currently have any footpath or cycle ways. Improvements would need to be explored when master planning development in this strategic location. Therefore a significant negative (- -) effect is likely. It is noted that the most southerly part of the location is just 0.2 of a mile further to Boyatt Wood Centre. Improvements to links to facilities in the location could be explored.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	This strategic location includes areas identified as part of the Hampshire County Council Mineral Consultation Area. Minerals include construction sand and river terrace deposits. Development could potentially have a minor negative (-) effect access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if prior extraction of these minerals can or should be undertaken.
5.2 Will it result in the loss of higher grade agricultural land?	-	The majority of this strategic location is located within land identified as Grade 3 agricultural land. Therefore, a minor negative (-) effect is likely.
5.3 Will it use previously developed land?	-	This strategic location is located on greenfield and land; therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for providing new allotments/community farm; therefore a minor positive (+) effect could occur. The site promoter has not indicated if such provision would be included as part of development at this strategic location therefore effects are uncertain (?) at this stage.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	- -?	The north western part of the location is within close proximity to the M3 motorway, including Junction 12. Allbrook Way bisects the location and accommodates a high volume of fast moving traffic. These two key roads will generate noise and air pollution. The eastern part of this strategic location is overflowed by aircraft banking to the west. The northern part of the location falls within an Air Quality Management Area. Therefore, a significant negative (- -) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.

SA objective/ criterion		Justification
6.2 Will development increase pollution?	0	The development does not raise concerns which cannot be addressed by mitigation; therefore a negligible (0) effect is likely.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	New open space is proposed as part of development at this strategic location. Therefore, a minor positive (+) effect is likely.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	- -?	An area of intermediate surface water flood risk is present to the centre of the strategic location to the east of Allbrook Way where there is existing body of water associated with extraction at the former brickworks and to the northern edge of the location adjacent to the M3. Therefore a significant negative (- -) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the location is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	- -?	The strategic location is within 25m of three watercourses which are tributaries of the River Itchen. The most southern part of the location is within 200 of the River Itchen. A significant negative (- -) effect could occur, subject (?) to the outcome of HRA screening.
10.2 Is the location within 200m of a SSSI?	- -?	The strategic location is within 200m of the River Itchen SSSI; therefore, a significant negative (- -) effect is likely. The overall effect is uncertain (?) as mitigation or avoidance measures may be required.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The south of the strategic location is within 200m of a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	Lincolns Copse SINC and Allbrook Clay Pit SINC are both within this strategic location and Pitmore Gully Copse is adjacent to the north. Lincolns Copse SINC and Allbrook Clay Pit SINC cover much of this strategic location (approx. 10ha). A minor negative (-) effect is likely, although this is uncertain prior to obtaining information about design/layout and mitigation or enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	Significant areas of woodland are present within both the designated sites and the wider development. Waterways and the large water bodies within the clay pits are also of note and unimproved grassland is present within Allbrook Clay Pits SINC. A minor negative (-) effect is likely, although this is uncertain (?) at this stage prior to

SA objective/ criterion		Justification
		obtaining information about design/layout and mitigation or enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	Due to the proximity of the strategic location to the Itchen and the connections to the SAC via the waterways, otter may use the sites. If fish are present within Allbrook Clay Pits otters could also visit this site to hunt. A minor negative (-) effect is likely, but is uncertain (?) prior to further obtaining further information about design/layout and mitigation or enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The M3 Priority Biodiversity Link is present to the north and east of the strategic location. This corridor should remain clear of development in order to avoid negative impacts. A minor negative (-) effect is likely, although this is uncertain (?) at this stage prior to obtaining further information about design/layout and mitigation or enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	-?	Ancient woodland is identified within this strategic location. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	There are a number of TPO trees at this strategic location. These are primarily in two pockets of woodland, but also in other small pockets to the edges of the location. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	A footpath bisects the strategic location from south east to north west connecting the road Knowle Hill with the bridleway on Boyatt Lane. A route which is part of the Eastleigh Cycle Network passes through the north west of the location on Boyatt Lane. Given these opportunities to connect to the footpath and cycle network, a minor positive (+) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	New open space is proposed as part of development at this strategic location. Therefore, a minor positive (+) effect is likely.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	- -	There is potential for coalescence between the settlements of Boyatt Wood and Allbrook/Otterbourne Hill; therefore a significant negative (--) effect is likely. The overall effect is currently uncertain prior to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to impact on the setting of the National Park; therefore a negligible (0) effect is likely.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	- -?	Development at this strategic location could result in coalescence of settlements. Parts of this strategic location are also visually prominent and locally important. Therefore, a significant negative (- -) effect could occur; however this is uncertain prior to obtaining further information on design/layout and possible mitigation options.
12.4 Will it have an impact on locally important	- ?	The area is visually sensitive due to its small size,

SA objective/ criterion		Justification
views and settings?		exposed open areas and the prominent wooded high ground which are locally important. Therefore, minor negative (-) effect is likely, however this is uncertain prior to obtaining further information on design/layout and possible mitigation options.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Lincolns, a locally listed house, is present at this strategic location. Buildings at Lincolns Farm as also proposed for local listing. A minor negative (-) impact is likely, but is uncertain prior to consideration to obtaining further information about design/layout and possible mitigation or enhancement opportunities.

Allbrook 2 – North of Allbrook Hill

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There would appear to be scope in this location for provision of other elements of identified housing need. However the site promoter has not specified whether they propose to meet other such elements of identified housing need. Therefore a minor positive (+) effect is likely, but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	This strategic location is within 400m of Allbrook Scout Hut. It is recognised that these community facilities provide a somewhat limited range of uses at present. However increased development in the area may offer opportunities to improve these facilities. Therefore, a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	- -	This strategic location is over 1000m away from the nearest GP/health centre. Therefore, a significant negative (- -) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	-	Development at this strategic location is unlikely to be suitable for new sports pitches on site. A minor negative (-) effect is likely.
2.4 Is public open space available locally?	+	The majority of this strategic location is within 300m of Allbrook Knoll and Allbrook Hill Recreation. Therefore a minor positive (+) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No public rights of way cross, or are adjacent to, this strategic location. Therefore, a minor negative (-) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is more than 600m from the nearest frequent bus route; therefore a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This strategic location is not suitable for additional employment floorspace. Site promoters have not proposed employment at this location. Therefore, a

SA objective/ criterion		Justification
		minor negative (-) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	No net loss of existing employment land would result in development of this strategic location; therefore, a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	No change in the commercial uses or other facilities in town, district or local centres currently proposed as part of development at this strategic location. Therefore, a negligible (0) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services, homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is more than 600m from the nearest frequent bus route; therefore a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	There is no employment proposed as part of development at this strategic location. Therefore, a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	--	This strategic location is over 1,000m away from the nearest GP/health centre. Therefore, a significant negative (- -) effect is likely.
4.7 Are shopping and related services available locally?	-	This strategic location is more than 800m from the nearest shopping facilities; therefore a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	-	This strategic location is more than 800m to the nearest primary school. Therefore a minor negative (-) effect is likely.
4.9 Is the location close to a Secondary school?	+	This strategic location is within 800m of Thornden Secondary School and within 1,600m of Crestwood School. Therefore, a minor positive (+) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No public rights of way cross, or are adjacent to, this strategic location. Therefore, a minor negative (-) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers between the strategic location and key facilities/destinations. Therefore, a minor positive (+) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	This strategic location includes land identified as part of the HCC Minerals Consultation Area. Development could potentially have a minor negative (-) effect if access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be

SA objective/ criterion		Justification
		undertaken.
5.2 Will it result in the loss of higher grade agricultural land?	-	Land at this strategic location is identified as grade 3 agricultural land; therefore, a minor negative (-) effect is likely.
5.3 Will it use previously developed land?	-	This strategic location is located on greenfield and land; therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for providing new allotments/community farm; therefore a minor positive (+) effect could occur. The site promoter has not indicated if such provision would be included as part of development at this location therefore effects are uncertain (?) at this stage.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	Based on information currently available, there are no significant noise generating uses which would impact on development at this strategic location and there are no AQMAs in the vicinity; therefore a negligible (0) effect is likely.
6.2 Will development increase pollution?	0	The development does not raise concerns which cannot be addressed by mitigation; therefore a negligible (0) effect is likely.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	The strategic location is currently a GI asset for people and biodiversity through its use as informal residential gardens. New open space is proposed as part of development at this location. Therefore, a minor positive (+) effect is likely, although this is uncertain (?) at this stage prior to obtaining further information about scale/design of any new public open space.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The eastern edge of this strategic location is identified as at a 'less' risk of surface water flooding. Therefore a minor negative (-) effect is likely. However, the overall effect at this location is uncertain (?) as the majority of the location is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	--?	The strategic location is within 25m of a watercourse which is a tributary of the River Itchen. The south western part of this location is within 200 of the River Itchen. A significant negative (--) effect could

SA objective/ criterion		Justification
		occur, subject (?) to the outcome of HRA screening.
10.2 Is the location within 200m of a SSSI?	--?	The strategic location is within 200m of the River Itchen SSSI; therefore, a significant negative (--) effect is likely. The overall effect is uncertain (?) as mitigation or avoidance measures may be required.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The strategic location is not within 200m of a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	0	This strategic location is unlikely to have an adverse impact on a SINC; therefore a negligible (0) effect is likely.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	0	Development at this strategic location is unlikely to have an adverse impact on sites with local nature conservation designation. Therefore, a negligible (0) effect is likely.
10.6 Will the development adversely affect protected species?	-?	Due to the proximity of the strategic location to the Itchen and the connections to the SAC via the waterways, otter may use the sites. If fish are present within Allbrook Clay Pits otters could pass through this location to hunt. A minor negative (-) could occur, however this is uncertain (?) prior to obtaining further information on design/layout and mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	Consideration should be given to any links through the site which may be used by otters. A minor negative (-) effect could occur, but is uncertain (?) prior to obtaining further site specific information.
10.8 Will the development adversely affect ancient woodland?	0	Unlikely to have an adverse impact on ancient woodland; therefore, a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	TPO trees are present at the eastern edge of this strategic location. A minor negative (-) effect is likely, although this is uncertain (?) at this stage prior to obtaining further information on design/layout and mitigation measures.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No public rights of way cross, or are adjacent to, this strategic location. Therefore, a minor negative (-) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	The location is currently a GI asset for people and biodiversity through its use as informal residential gardens. New open space is proposed as part of development at this strategic location. Therefore, a minor positive (+) effect is likely, although this is uncertain (?) at this stage prior to obtaining further information about scale/design of any new public open space.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	Development at this strategic location will result in minor loss of gap and sense of settlement separation; therefore a minor negative (-) effect is likely.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to impact the setting of the National Park; therefore a

SA objective/ criterion		Justification
		negligible (0) effect is likely.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-	The proximity to the existing older part of Allbrook, plus the elevation and visual prominence of the higher part of this strategic location could result in impact on the character of the local setting. Sensitive design and layout of development and open space could offer some mitigation of this. Overall, a minor negative (-) effect could occur, but is uncertain (?) prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-	The proximity to the existing older part of Allbrook, plus the elevation and visual prominence of the higher part of this strategic location could result in impact on the character of the local setting. Sensitive design and layout of development and open space could offer some mitigation of this. Overall, a minor negative (-) effect could occur, but is uncertain (?) prior to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	A locally listed cottage is adjacent to this strategic location. However, a negligible (0) effect is likely.

Bishopstoke 1 – North of Stoke Park Woods

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	++	The most eastern part of this strategic location is within 800m of three community facilities: Bishopstoke Guide Hut, Scout Hut and the Old School. The site promoter has stated that a new local centre would be provided at this strategic location. Therefore, a significant positive (++) effect is likely.
2.2 Are health facilities available locally?	+	A small area (approx. 0.5ha) of this strategic location is just within 1,000m of Stokewood Surgery; therefore, a minor positive (+) effect is likely. A significant majority of the location is more than 1,000m from any existing health facilities. There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	There is scope in this strategic location for provision of sports pitches and facilities therefore a minor positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location. Therefore, the effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	The strategic location is surrounded by publicly accessible open space: Stoke Park Woods, Upperbarn Copse and Crowdhill Copse. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	A number of bridleways cross the strategic location or are adjacent to the location. Although there is no opportunity to connect to cycle paths which form part of the Eastleigh Cycle Network, the opportunities to connect to multifunction bridleways suggest a minor positive (+) effect.
3. Develop a dynamic and diverse economy		
3. Develop a dynamic and diverse economy	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	+	The south east of the location is just within 600m of a bus route with a 20min or better frequency (the

SA objective/ criterion		Justification
		Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh) therefore a minor positive (+) effect is likely. The majority of the location is further than 600m a frequent bus route.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (10,800 m. sq.) is being considered as part development at this strategic location.
3.1 (e) Is the location close to a major employment centre?	+	12,800sq.m. of employment floorspace is proposed at this strategic location; therefore, a minor positive (+) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	No net loss of existing employment land would result through development of this strategic location and additional employment is proposed by site promoters; therefore, a negligible (0) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	+?	Site promoters have indicated that a new local centre could be provided with development in this strategic location. It is possible that trade from existing centres could be taken. A minor positive (+) effect is likely, however this is uncertain (?) until further information on scale/impact is available.
4. Reduce road traffic and congestion through improved accessibility to services, homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	+	The south east of the location is just within 600m of a bus route with a 20min or better frequency (the Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh); therefore a minor positive (+) effect is likely. The majority of the location is further than 600m a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (10,800 m. sq.) is being considered as part development at this strategic location.
4.5(b) Will employment development at the location be close to a major population centre?	-	This strategic location is more than 1000m from the nearest major population centre; therefore, a minor negative (-) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	A small area (approx. 0.5ha) of this strategic location is just within 1,000m of Stokewood Surgery; therefore, a minor positive (+) effect is likely. A significant majority of the location is more than 1,000m from any exiting health facilities. There are recognised issues regarding capacity at the GP

SA objective/ criterion		Justification
		surgery, further work will need to be undertaken.
4.7 Are shopping and related services available locally?	++?	A small area (approx. 0.5ha) of this strategic location is just within 800m of Fair Oak Village Centre. A significant majority of the location is more than 800m from any existing shopping or related facilities. Site promoters have indicated that a new local centre could be provided with development at this strategic location. Therefore, a significant positive (++) effect is likely. It is possible that trade from existing centres could be taken. However, this is uncertain until further information on scale/impact is available, thus the effect is currently uncertain (?).
4.8 Is the location close to a Primary school?	++?	The south western part of this strategic location is within 800m of Stoke Park Junior School. The majority of the location is beyond 800m of an existing primary school. Site promoters have indicated that a new primary school could be provided with development at this strategic location. Therefore a significant positive (++) effect could occur.
4.9 Is the location close to a Secondary school?	0	A small area (less than 0.5ha) of this strategic location is just within 1600m of Wyvern College. Therefore a negligible (0) effect is likely. The majority of the location is beyond 1600m of a secondary school. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	A number of bridleways cross the strategic location or are adjacent to the location. Although there is no opportunity to connect to cycle paths which form part of the Eastleigh Cycle Network, the opportunities to connect to multifunction bridleways suggest a minor positive (+) effect.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	--	The strategic location is somewhat separated from existing settlements of Bishopstoke and Fair Oak by Stoke Park Woods, Upperbarn Copse and Crowdhill Copse. There are some bridleways through these woods connecting into Bishopstoke and Fair Oak. However, these are not conveniently surfaced, overlooked or well-lit. They are generally only used for recreational walking. There are also significant changes in ground level through many of these wooded areas. They represent a fairly significant barrier. Therefore a significant negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	This strategic location includes an area between Stoke Park Wood and Upperbarn Copse identified as part of the Hampshire County Council Mineral Consultation Area for its potential resource of construction sand. An area on the edge of the location to the north west is also identified as a Minerals Consultation Area for river terrace deposits and an area of Hampshire County Council Minerals Safeguarding. Development could potentially have a minor negative (-) effect as access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken prior to the location being developed.
5.2 Will it result in the loss of higher grade agricultural land?	0	The majority of this strategic location is located within land identified as Grade 4 agricultural land. Therefore, a negligible (0) effect is likely.
5.3 Will it use previously developed land?	-	This strategic location is located on greenfield land; therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for providing new allotments/community farm. The site promoter has not indicated if provision for this would be made. A positive effect (+) could occur however this is uncertain (?) at this stage.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	Based on information currently available, there are no significant noise generating uses which would impact on development at this strategic location. The location is not within an AQMA. Therefore, a negligible (0) effect is likely.
6.2 Will development increase pollution?	-?	Development at this location is likely to impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town, impacting on local air quality generally, with potential to impact the Eastleigh AQMA, and the nature conservation interests of the River Itchen SAC and SSSI due to pollution from traffic. However, the scale of this option suggests that development at this strategic location alone would result in a minor negative but (-) effect. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain (?).
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and important connectivity between woodland important for biodiversity and recreation. Development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation. Therefore, a minor negative (-) effect is likely although this is uncertain (?) prior to obtaining further information on design/layout.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	An area of intermediate surface water flood risk is present on the edge of the strategic location to the north west and south where fish ponds are currently located, plus a narrow strip across the location to the north. The north west of the location is also in Flood Zone 2 Therefore a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and		

SA objective/ criterion		Justification
geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	--?	The strategic location is within 25m of several watercourses which are tributaries of the River Itchen. A significant negative (--) effect could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The strategic location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The strategic location is not within 200m of a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	A number of SINC's are adjacent to this strategic location: Stoke Park Woods, Upperbarn Copse, Crowdhill Copse, Hill Copse, Brick Kiln Copse. These are designated for their ancient woodland. In addition there is a small wet woodland: Judges Gully Copse. A key issue for development at this strategic location is the risk of significant fragmentation of these sites and the subsequent negative impacts on their biodiversity. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information about design/layout and potential mitigation and enhancement opportunities.
10.5 Will the development adversely affect protected species?	--?	The strategic location is likely to be important for a number of protected species including: water voles, otters, Bechstein's bats, Great Crested newts, badgers and reptiles. There are also pockets of priority habitat at this strategic location. A significant negative (-) effect is likely although uncertain (?) prior to obtaining further information through surveys and design/layout details.
10.6 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	The strategic location is incorporated into the Stoke Park Priority Biodiversity Area. Land identified as part of the Itchen Valley Biodiversity Opportunity Area is present across the north of the location. Hedgerows at this strategic location are important for species dispersal through their connections with adjacent ancient woodland. A minor negative effect is likely (-), although this is uncertain (?) prior to further information about design/layout and potential mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	A minor negative effect is likely (-), although this is uncertain (?) prior to further information about design/layout and potential mitigation and enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	-?	A number of SINC's designated for their ancient woodland are adjacent to this strategic location (see 10.4). A minor negative effect is likely (-), although this is uncertain (?) prior to obtaining further information about design/layout and potential mitigation and enhancement opportunities.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Small areas of TPO trees are present adjacent to the east and west of this strategic location. However there are no TPO trees within the area of this strategic location. Therefore, a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	A number of bridleways cross the strategic location or are adjacent to the location. Although there is no opportunity to connect to cycle paths which form part of the Eastleigh Cycle Network, the opportunities to

SA objective/ criterion		Justification
		connect to multifunction bridleways suggest a minor positive (+) effect.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and important connectivity between woodland important for biodiversity and recreation. Development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation. Therefore, a minor negative (-) effect is likely although this is uncertain (?) prior to obtaining further information on design/layout.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	Development at this strategic location would potentially reduce the separation between the settlements of Bishopstoke and Fair Oak, and may erode the clear separation between Fair Oak/Crowdhill and Fishers Pond/Colden Common. A minor negative (-) effect is likely.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	--?	The character of this strategic location consists of small fields, woodland blocks with open views towards the countryside. Development at this strategic location would increase the sense of urbanisation in this area, could reduce the separation between settlements and affect views from the area surrounding the location. A significant negative (- -) effect is likely, although the scale of this impact is uncertain prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	--?	Woodlands shield existing urban development from open countryside. There are open views towards the countryside on the north side of Stoke Park Woods which are sensitive to urban development. Development close to the Winchester Road will add to perceived urbanisation of the countryside behind sporadic development on the main road frontage. A significant negative (- -) effect is likely, although the scale of this impact is uncertain prior to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	This majority of this strategic location is within the Stoke Park Woods Deer Park, registered as a historic park and garden. Crowdhill Farmhouse, a grade II listed building is located in the east of this location. In the south west area of this location there are two possible Bronze Age Barrows and an undated enclosure. A small area in the north east of this location is within an area identified as a Medieval Fishpond. Development at this strategic location would likely have a minor negative effect (-), although this is uncertain prior to further information on design/layout.

Bishopstoke 2 – South of Bishopstoke

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There would appear to be scope in this strategic location for provision of other elements of identified housing need. However, the site promoter has not specified whether they propose to meet other such elements of identified housing need. Therefore a minor positive effect (+) is likely, but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The majority of this strategic location is within either 400m or 800m of several community facilities including: Fair Oak Village Hall and youth centres. Therefore a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	++	The northern part of this strategic location is within 400m of Stokewood GP surgery. Therefore, a significant positive (++) effect is likely. The central areas of the location are within 1,000m of the GP surgery. The western end of this strategic location is beyond 1,000m. There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	There is scope in this strategic location for provision of sports pitches and facilities. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location. A minor positive (+) effect could occur but is uncertain (?) prior to further information.
2.4 Is public open space available locally?	+++	This strategic location is within 300m of three areas of public open space. One of which, at Blackberry Drive, is within the identified location. It is uncertain (?) at present if development at this strategic location would result in the loss of this open space, however there is no indication from the site promoters that this would be lost. Site promoters have also indicated that public open space would be provided as part of development at this strategic location and therefore, a significant positive (++) effect is possible if this would result in a net gain of public open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	There are points of entry to the strategic location by footpaths to from the north, south, east and west of the location and these branch into a number of footpaths within the location. A cycle route forming part of the Eastleigh Cycle Network passes through the north east of the location. Therefore, a minor positive (+) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	++	The north east and north west of the location is within 400m of the Bluestar 2 service which connects Fair Oak to Southampton via Eastleigh. Therefore, a significant positive (++) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is not within 1000m of a major employment centre. Therefore, a minor negative (-) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	Some employment is already present at West Horton Farm, plus other small employment premises along Allington Lane. This strategic location could well be suitable for further employment floorspace. However the site promoter has not indicated if the existing employment would be retained or if any new employment would be included as part of development. Overall, a negligible (0) effect is likely, although this is uncertain (?) at this stage.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-?	Employment is present at West Horton Farm, plus other small employment premises along Allington Lane. The site promoter has not indicated if the existing employment land would be retained. The strategic location could be suitable for employment land. Overall, a negative effect could occur, but this is uncertain (?) and further information is required.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	There would be no change in the amount of commercial uses in town, district and local centres; therefore, a negligible (0) effect is likely. Development at this strategic location could increase the catchment and therefore support expansion of existing centres. This effect is uncertain prior to further information.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic locations is more than 1200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The north east and north west of the location is within 400m of the Bluestar 2 service which connects Fair Oak to Southampton via Eastleigh. Therefore, a significant positive (++) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is not within 1,000m of a major employment centre. Therefore, a minor negative (-) effect is likely.
4.5(b) Will employment development at the location	0	No significant employment use; therefore,

SA objective/ criterion		Justification
be close to a major population centre?		negligible (0) effect is likely
4.6 Are health facilities available locally? (same score as 2.2)	++	The northern part of this strategic location is within 400m of Stokewood GP surgery. Therefore, a significant positive (++) effect is likely. The central areas of the location are within 1,000m of the GP surgery. The western end of this strategic location is beyond 1,000m. There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
4.7 Are shopping and related services available locally?	+	The north-western part of this strategic location is within 400m of Whalesmead local centre in Bishopstoke. However, the majority of the remainder of this strategic location is further than 400m but less than 800m of Whalesmead Local Centre or Fair Oak Local Centre. Therefore, a minor positive (+) effect is likely.
4.8 Is the location close to a Primary school?	+++?	The north western part of this strategic location is within 800m of Stoke Park Primary School and the east of this strategic location is within 800m of Fair Oak Primary School. Site promoters have indicated that a new primary school is likely to be part of development at this strategic location. Therefore a significant positive (++) effect is likely.
4.9 Is the location close to a Secondary school?	+++?	The eastern part of this strategic location is within 800m of Wyvern College. Therefore a significant positive (++) effect is likely. The majority of this strategic location is within 1,600m of Wyvern College. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision. It is noted that a new secondary school as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	There are points of entry to the site by footpaths to from the north, south, east and west of the location and these branch into a number of footpaths within the location. A cycle route forming part of the Eastleigh Cycle Network passes through the north east of the location. Therefore, a minor positive (+) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+?	The most direct walking route would be through Whalesmead which avoids busy roads and is well let with pavements. The developer's proposals suggest that the vehicular access to the site will be via a new link road, footpath and cycle routes would need to be provided along with improved access via Allington Lane. Therefore, a minor positive (+) effect is likely. However, this is uncertain at this stage.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Small areas are identified for Minerals Safeguarding and in the HCC Minerals Consultation Area to the north east and north west of this strategic location. Development could potentially have a minor negative (-) effect if access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	0	The majority of this strategic location is located within land identified as Grade 4 agricultural land. Therefore, a negligible (0) effect is likely.

SA objective/ criterion		Justification
5.3 Will it use previously developed land?	+/-	The majority of the location is previously undeveloped, however there are also land uses which include a scrap yard, brickworks and nursery. Therefore a mixed (+/-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	Based on information currently available, there would be no significant noise generating uses which would impact on development at this strategic location. The location does not fall within an AQMA. Therefore, a negligible (0) effect is likely.
6.2 Will development increase pollution?	--?	Given the scale of the location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town. Pollution from a significant increase in vehicles could impact local air quality generally, the Eastleigh AQMA, and the nature conservation interests of the River Itchen SAC. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain. A significant negative (- -) effect could occur, although is currently uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	There is a small area identified as Flood Zone 2 and 3 at the southern edge of this strategic location. There are small areas of 'less' and 'intermediate' risk of surface water flooding across the location. Therefore a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification	
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	- -?	Watercourses are present within this strategic location. A significant negative (- -) effect could occur, although this is uncertain (?) subject to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The strategic location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The strategic location is not within 200m if a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	West Horton Farm Wood SINC is designated for its wet willow and alder carr with remnants of ancient woodland. Hydrological connectivity and hedgerow networks are important to maintain the relationship with other wetland and woodland. Impacts could also occur to Quobleigh Ponds Woods SINC, outside of this strategic location, due to impact of development on hydrological connections and migratory routes for great crested newts. A minor negative (-) effect is likely, however the scale of effect is currently uncertain (?) prior obtaining to further information about design/layout and consideration of mitigation or enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	Although the majority of the grassland within the site is improved and of little biodiversity interest, some areas of semi improved grassland and fen and rush pasture has been identified. A minor negative (-) could occur, however this is currently uncertain (?) prior to obtaining further information about design/layout.
10.6 Will the development adversely affect protected species?	-?	Several different protected species could be present at or utilise this strategic location, including but not limited to: great crested newts, bats, otters. Due to the aquatic and hedgerow connections to the SAC otter may use the sites. Historically otters have been recorded below the Allington Bridge and on the western boundary of Land West of Horton Heath and are likely to use this site. A minor negative (-) effect is likely, although uncertain (?) at this stage prior to obtaining further information about design/layout and consideration of mitigation or enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	A number of hedgerows of importance have been identified with other hedgerows assessed as of medium potential. The Itchen Valley Priority Biodiversity Area extends into the western part of the location. A minor negative (-) effect is likely, however the scale of effect is currently uncertain (?) prior to obtaining further information about design/layout and consideration of mitigation or enhancement opportunities.
10.8 Will the development adversely affect ancient	-?	Remnants of ancient woodland are present as part of West Horton Farm Wood SINC. Hydrological connectivity and hedgerow networks are important

SA objective/ criterion		Justification
woodland?		to maintain the relationship with other wetland and woodland. A minor negative (-) effect is likely, however the scale of effect is currently uncertain (?) prior to obtaining further information about design/layout and consideration of mitigation or enhancement opportunities.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	A small area of TPO trees is present on the edge of this strategic location near to Templecombe Road. The TPO trees consists of 1 Ash and 6 Field Maple. A minor negative (-) effect could occur; however this is currently uncertain (?) prior to obtaining further information about design/layout which could incorporate or avoid effect on these trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	There are points of entry to the site by footpaths to from the north, south, east and west of the location and these branch into a number of footpaths within the location. A cycle route forming part of the Eastleigh Cycle Network passes through the north east of the location. Therefore, a minor positive (+) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	Development may remove any residual gap between Bishopstoke and Fair Oak close to the Fair Oak Road and may erode the perceived separation of Bishopstoke/Fair Oak with development west of Horton Heath. A minor negative (-) effect is likely, however the scale of this effect is uncertain subject to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-	The undeveloped open character of the recreational land south of the Fair Oak Road is very vulnerable to urbanisation. The rural character of woodland and watercourses would be affected by development at this strategic location. A minor negative (-) effect is likely, however the scale of this effect is uncertain prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	New development at this strategic location is likely to be visible from parts of Allington Lane. A minor negative (-) effect is likely, however the scale of this effect is uncertain (?) subject to further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and		

SA objective/ criterion		Justification
landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Grade II listed buildings are present at this strategic location at the end of West Horton Lane. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information about design/layout.

Botley 1 – North east of Winchester Street

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There is scope in this strategic location for provision other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The far south eastern area of this strategic location is within 400m of the Market Hall in Botley. Aside from the far north western area, most of this site is also within 800m of this community facility and the Botley Centre and the Masonic Hall to the south west. Therefore, a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	++	The far south eastern area of this strategic location is within 400m of the Botley Health Centre. The rest of this strategic location is within 1.0km of this facility. Therefore, a significant positive (+) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+	There is scope in this strategic location for provision of sports pitches and facilities therefore a minor positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this location. Therefore this effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	Development of this strategic location includes open space provision. In addition, this site is also within 300m of Sycamore Walk and Chestnut Walk open spaces located to the south west of this location. Therefore a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There is a footpath crossing the eastern area of this location linking the location to Winchester Street and Maddoxford Lane in Boorley Green. Therefore, a negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	+	This strategic location is 500m to the west of Botley railway station; therefore, a minor positive (+) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is over 600m from any frequent bus route; therefore a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is over 300m from a semi-frequent bus service; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment	-	This strategic location is over 1.0km from a major

SA objective/ criterion		Justification
centre?		employment centre; therefore a minor negative (-) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	6,000sq.m. of employment floorspace is proposed at this location; therefore, a positive (+) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this strategic location would not result in any loss of existing employment land therefore a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is identified for mixed uses but is located outside district and local centres and will therefore not result in any loss of a primary shopping area. Therefore a negligible (0) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	+	This strategic location is 500m to the west of Botley railway station; therefore, a minor positive (+) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is over 600m from any frequent bus route; therefore a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is over 300m from a semi-frequent bus service; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is over 1.0km from a major employment centre; therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	+	The strategic location is approximately 900m east of the major population centre at Hedge End; therefore, a minor positive (+) effect is likely, in relation to this objective.
4.6 Are health facilities available locally? (same score as 2.2)	++	The far south eastern area of this strategic location is within 400m the Botley Health Centre. The rest of this strategic location is within 1.0km of this facility. Therefore, a significant positive (+) effect is likely.
4.7 Are shopping and related services available locally?	+	The south western area of this strategic location is within 400m of Botley village centre. Aside from the north west of the area, most of this site is also within 800m from this centre. Therefore, a minor positive (+) effect is likely.
4.8 Is the location close to a Primary school?	+	The southern area of this strategic location is within 400m of Botley Church of England Primary School. The rest of this site is within 800m of this school facility. Therefore, a minor positive (+) effect is likely.
4.9 Is the location close to a Secondary school?	0	The north western area of this strategic location is within 1.6km of Wildern Secondary School. The rest of this location is over 1.6km from any school facility; therefore, a negligible (0) effect is likely. There are recognised capacity issues at Wildern School and further work will need to be undertaken regarding secondary school provision
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is a footpath crossing the eastern area of this location linking the location to Winchester Street and Maddoxford Lane in Boorley Green. Therefore, a

SA objective/ criterion		Justification
		negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	There are no significant geographical barriers on the most direct walking route to key facilities in Botley. Access to other facilities, including a secondary school in Hedge End, involves a route which is poorly lit and surfaced and of substandard width. Therefore a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The south eastern area of this strategic is located in an area of potential sharp sand and gravel resource included within the Hampshire Minerals and Waste Plan 2013 Mineral Consultation Area. The south eastern area is also located on an area of River Terrace deposits, which is identified as a Consultation Area in the Hampshire Minerals and Waste Local Plan. Development at this location could prevent future mineral extraction therefore a minor negative (-) effect is likely. This effect is uncertain as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.
5.2 Will it result in the loss of higher grade agricultural land?	--	Most of this strategic location is located on higher quality (Grade 1 and 2) agricultural land, aside the far northern part of this location which is on medium quality (Grade 3a or b) agricultural land. Overall, a significant negative (--) effect is likely.
5.3 Will it use previously developed land?	+/-	This strategic location includes greenfield and previously developed land; therefore, a mixed-minor positive and minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	The site is being promoted for mixed uses, including allotments. A minor positive (+) effect is therefore likely to occur.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	There is a significant impact of noise from road traffic and the railway line and a detailed noise assessment is required to determine developable area. The proposed employment uses within this strategic location may have an impact on adjacent existing residential properties. The combination of employment and residential uses proposed are also likely to adversely impact on each other therefore site layout requires careful consideration. This location is not within an AQMA. Overall, a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
6.2 Will development increase pollution?	-?	Development at this location is likely to impact on traffic flows and volumes on nearby roads and local air quality, including the nearby existing Air Quality Management Area (Botley). A minor negative (-) effect is likely, although is currently uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
7. Plan for the anticipated levels of climate change		

SA objective/ criterion		Justification
7.1 Will the development provide additional or improved green infrastructure?	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. Furthermore allotments, open space and a cemetery are being promoted within a mixture of uses within the site. A minor positive (+) effect is therefore likely to occur.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	<p>The north western and eastern areas of this location include a range of surface water flooding areas.</p> <p>Most of the location is subject to 'less' water flooding areas; therefore a minor negative (-) effect is likely. However, there is an area in the north west which is subject to 'more' surface water flood risk.</p> <p>Overall a significant negative (--) effect is likely. This effect is uncertain as it would depend on the ability of the design and layout of the particular development proposal to avoid or mitigate flood risk.</p>
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change therefore a negligible (0) effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	0	This strategic location is not within the HRA screening zone; therefore a negligible (0) effect is likely.
10.2 Is the location within 200m of a SSSI?	0	This strategic location is not within 200m of a SSSI; therefore a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	This strategic location is not within 200m of a Local Nature Reserve; therefore a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	Immediately to the south of the strategic location is Botley Mill Woodland SINC designated for its wet woodland. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	The biodiversity value of this site is somewhat diminished as the landscape is made up of large fields used for arable farming. The Hamble Valley BOA lies to the east, it will be important to consider discharge of water and maintain good quality flows.

SA objective/ criterion		Justification
		A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely affect protected species?	-?	Due to the presence of Bushy Copse SINC and Botley Mill woodland SINC and their proximity to the River Hamble this strategic location may harbour species associated with wet habitats. Otter, water vole reptiles and amphibians could use the river corridor and the wet habitats, and bats could be present within the woodlands and hedges. A breeding and overwintering bird survey is likely to be required focusing on wetland and woodland birds in particular. A minor negative (-) effect could occur, but this is uncertain (?) prior to obtaining further information on design/layout.
10.6 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The railway Priority Biodiversity Link runs along east to west along the northern part of the strategic location. It will be important that dispersal routes are kept open within this corridor and habitats enhanced. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely affect ancient woodland?	0	Unlikely to have an adverse impact on ancient woodland; therefore, a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees are present within or adjacent to this location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is a footpath crossing the eastern area of this location linking the location to Winchester Street and Maddoxford Lane. Therefore, a negligible (0) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. Furthermore allotments, open space and a cemetery are being promoted within a mixture of uses within the site. A minor positive (+) effect is therefore likely to occur.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development at the northern end of this strategic location may diminish the separation between the settlements of Hedge End, Boorley Green and Botley.

SA objective/ criterion		Justification
		Construction of a new by-pass may also contribute to the erosion of the gap in this location. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	There is likely to be an effect on the undeveloped character of the landscape partially screened from Winchester Road by existing ribbon development. This strategic location is flatter towards the river valley rising at the more exposed northern end. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.4 Will it have an impact on locally important views and settings?	-?	Key views of this strategic location are from Winchester Road, the elevated section of the railway and from the footpath dissecting it. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Uplands Farm is a Grade II listed building located within the strategic location. There is a further Grade II listed farmhouse to the north (Newhouse Farm). The eastern part of the location adjoins the Botley Conservation Area. A negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout, as effects could be mitigated.

Botley 2 – East of Hedge End

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The south western area of this strategic location includes the Pavilion at Norman Rodaway District Park. Aside from the central north eastern area, most of the location is within 800m of this community facility, the Masonic Hall and Botley Centre in the north east. Therefore, a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	+	The northern part of this strategic location and small areas in the south west are within 400m–1.0km of doctor’s surgeries at Botley Health Centre and those within Hedge End including St Lukes. The rest of this location is more than 1.0 km from an existing healthcare facility. Therefore, a minor positive (+) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	--?	The strategic location comprises sports pitches which would be lost if this area was development. Therefore a significant negative (--) impact is likely. It is possible that replacement pitches may be identified; therefore an uncertain (?) effect is likely.
2.4 Is public open space available locally?	++?/--	<p>The development being appraised in this strategic location could include the potential expansion of Manor Farm Country Park. The expansion of this park is still uncertain and will depend upon the development proposals put forward for this location. The option is therefore assessed as having a significant positive effect with uncertainty (++?).</p> <p>In addition, this location is within 300m of several smaller public open spaces, including Precosa Road, Sengana Close and Noble Road to the west.</p> <p>Development at this strategic location would also result in the loss of Little Hatts Recreational Ground and Norman Rodway Sports Ground in the south. The location is therefore also assessed as having a significant negative effect (--) in relation to this SA objective.</p> <p>Overall, the location is therefore assessed as having a mixed significant positive with uncertainty and significant negative (++?/--).</p>
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There are footpaths and bridleways adjacent to the northern, north western and southern boundaries of

SA objective/ criterion		Justification
		the location. In addition, public rights of way intersect sections of the northern and southern areas of the location. The location cannot readily be connected to the Eastleigh Cycle Network therefore, a negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is over 1200m from a major railway station; therefore a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is over 600m from a minor railway station; therefore a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is over 600m from any frequent bus route; therefore a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is over 300m from a semi-frequent bus service; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is over 1.0km from a major employment centre; therefore a minor negative (-) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This strategic location has not been favourably considered for employment as part of the SLAA. The site promoter has not stated if employment would be part of development at this location. Therefore, a minor negative (-) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this strategic location would not result in any loss of existing employment land therefore a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is identified for residential use only, is located outside district and local centres and would therefore not result in any loss of a primary shopping area. Therefore a negligible (0) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic location is over 1200m from a major railway station; therefore a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is over 600m from a minor railway station; therefore a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is over 600m from a frequent bus route; therefore a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is over 300m from a semi-frequent bus service; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is over 1.0km from a major employment centre; therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	The strategic location is for residential uses only and therefore a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same	+	The northern part of this strategic location and small

SA objective/ criterion		Justification
score as 2.2)		areas in the south west are within 400m–1.0km of doctor’s surgeries at Botley Health Centre and those within Hedge End, including St Lukes.. The rest of this location is more than 1.0 km from an existing healthcare facility. Therefore, a minor positive (+) effect is likely.
4.7 Are shopping and related services available locally?	-	This strategic location is over 800m distance to a shopping or related centre. Furthermore the Council’s site assessment form for this location did not identify any shopping facilities within 1.0km of this location; therefore, a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	+	The north and south western areas of this strategic location are within 400m of Freegrounds Infant and Junior School and Kings Copse Primary School to the west. The rest of the location is within 800m of these primary school facilities, therefore a minor positive (+) effect is likely.
4.9 Is the location close to a Secondary school?	0	This strategic location is within 800m-1.6km of Wildern Secondary School, to the north west, therefore a negligible (0) effect is likely. There are recognised capacity issues at Wildern School and further work will need to be undertaken regarding secondary school provision.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There are public rights of way adjacent to the northern, north western and southern boundaries of the location. In addition, public rights of way intersect sections of the northern and southern areas of the location. Therefore, a negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no significant geographical barriers on the most direct walking route to any destination. Therefore a minor positive (+) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	This strategic location contains small areas of potential construction sand: Palaeogene, Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation. These are included within the Mineral Consultation Areas in the Hampshire Minerals and Waste Plan 2013. Development at this location could prevent future mineral extraction therefore a minor negative (-) effect is likely. This effect is uncertain as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.
5.2 Will it result in the loss of higher grade agricultural land?	--	The majority of this strategic location is located on higher quality (Grade 2) agricultural land, with a smaller area in the north located on medium quality (Grade 3a or b) land. Therefore, a significant negative (--) effect is likely.
5.3 Will it use previously developed land?	-	This strategic location is located on greenfield land therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to obtaining further information.

SA objective/ criterion		Justification
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The strategic location is likely to be affected by noise from road traffic, especially associated with the new Pylands Lane Link Road which has outline planning permission, as there may be increased traffic flows. The location is not within an AQMA. A minor negative (-) effect is likely, although the scale is uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
6.2 Will development increase pollution?	-?	Development at this location is likely to impact on traffic flows and volumes on nearby roads and impacting on local air quality. A detailed air quality assessment is required to determine impacts on existing air quality. There is evidence of a garden nursery use on the northern part of the location which raises potential pollution concerns. A minor negative (-) effect is likely, although the scale is uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	A small part of the central southern area of the strategic location is within Flood Zones 2 and 3. This area also includes 'intermediate' surface water flooding areas. In addition, north eastern areas of the location are subject to surface water flooding at the 'more', 'intermediate' and 'less' levels of flood risk. Overall a significant negative (--) is likely. This effect is uncertain as it would depend on the ability of the design and layout of the particular development proposal to avoidance or mitigate flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change therefore a negligible effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		

SA objective/ criterion		Justification
10.1 Is the location within the HRA screening zone?	--?	The central area of this strategic location contains a section of water course which is no further than 8km upstream of a European site therefore a significant negative (--) effect is likely. This effect is uncertain as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.2 Is the location within 200m of a SSSI?	--?	The southern area of this strategic location is within 200m of Upper Hamble Estuary and Woods SSSI therefore a significant negative (--) effect is likely. This effect is uncertain as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.3 Is the location within 200m of a Local Nature Reserve?	-?	The central area of this strategic location includes part (approx. 1.4ha) of Manor Farm Local Nature Reserve; therefore a minor negative (-) effect is likely. This effect is uncertain as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	Tanhouse Meadow SINC lies within location, an area of damp meadow associated with the stream so hydrology will need to be considered carefully. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	This strategic location appears to contain scrub and rough grassland habitats in some parts; if these habitats are important to maintain hydrology of the site they should be protected and maintained. The Hamble PBA and BOA lie adjacent to the south. A negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will development adversely affect protected species?	-?	This strategic location contains a stream, rough grassland scrub and meadow habitat and is likely to harbour a number of species. Otter, water vole, bat and grass snake could use the stream and all reptile species could reside or forage within the grassland. The location may provide foraging habitat for badger species. A breeding bird survey will be essential for this location. A minor negative (-) effect could occur, but this is uncertain (?) prior to obtaining further information on design/layout.
10.6 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	Wildern Priority Biodiversity Link lies adjacent to the northern end of this location. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely affect ancient woodland?	-?	Ancient woodland is identified adjacent to this location at Gould Copse which lies to the east and Catland/Fosters/Bottom Copses, although there is

SA objective/ criterion		Justification
		no indication that loss of this ancient woodland is proposed. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees are present within or adjacent to this location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There are footpaths and bridleways adjacent to the northern, north western and southern boundaries of the location. In addition, public rights of way intersect sections of the northern and southern areas of the location. The location cannot readily be connected to the Eastleigh Cycle Network therefore, a negligible (0) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development in this strategic location would extend the existing urban edge of Hedge End to the east. It would diminish the gap between Botley and Hedge End as perceived from roads and footpath close to this location. A minor negative (-) effect is likely, although the scale is uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	It likely that there would be an effect on the predominately undeveloped character of low lying agricultural fields and recreational land wrapping around the eastern edge of the Hedge End settlement. A minor negative (-) effect is likely, although the scale is uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
12.4 Will it have an impact on locally important views and settings?	-?	This strategic location can be viewed from parts of the Hedge End/Botley Road, the existing urban edge, parts of Brook Lane and the footpaths between the two settlements. A minor negative (-) effect is likely, although the scale is uncertain (?)

SA objective/ criterion		Justification
		prior to further transport assessment work and consideration of mitigation opportunities.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development at this strategic location is unlikely to have an impact on heritage assets (0).

Eastleigh 1 – Eastleigh Riverside

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved on a residential element of a mixed use scheme. However it is uncertain (?) what the overall amount of new housing is likely to be at this time until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	It is uncertain (?) at this time where there is scope in this location for provision of other elements of identified housing need. Site promoter has not proposed to meet other such elements of identified housing need.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The north western area of this strategic location is within 400m of several community halls including Centre 66, Eastleigh College Education Avenue and the Masonic Centre. In addition, the Swan Centre Library is also located to the north west of the location. Therefore, a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	++	The northern western area of this strategic location is within 400m of St Andrews Surgery, Eastleigh Health Centre and Genix Healthcare Dental Clinic. Aside from a small southern area, the rest of this strategic location is also within 1.0km of these healthcare facilities. Therefore, a significant positive (++) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	This strategic location is for some residential and employment use and does not involve existing sports pitches and facilities; therefore a negligible (0) effect is likely.
2.4 Is public open space available locally?	--/+	The north-eastern areas of this strategic location are within 300m of Leigh road recreational facility and The Hub recreational facility. Therefore a minor positive (+) effect is likely in relation to this SA objective. However, the southern area of this strategic location includes Campbell Road recreational facility. Therefore a significant negative (--) effect could occur, although this is uncertain prior to obtaining further information on layout/design. Overall the location is therefore assessed as having a mixed minor positive and significant negative effect (+/--).
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no footpath or cycle paths crossing this location or adjacent to its boundary; therefore a minor negative (-) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	++	Eastleigh railway station is immediately adjacent to the north western area of this strategic location and Southampton Airport Parkway station is approximately 1.2km south west of the location. Therefore, a significant positive (++) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is over 600m from a minor rail

SA objective/ criterion		Justification
		station; therefore a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	++	The north western area of this strategic location is within 400m of the Bluestar 2: Fair Oak-Bishopstoke-Eastleigh-Stoneham-Southampton bus route. Apart from an area in the south, the rest of this strategic location is also within 600m of this bus route. Therefore, a significant positive (++) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The north western area of this strategic location is within 400m of the Bluestar 5: Eastleigh to Boyatt Wood only. Apart from an area in the south, the rest of this strategic location is also within 600m of this bus route. Therefore, a minor positive (+) effect is likely.
3.1 (e) Is the location close to a major employment centre?	++	This strategic location is for mixed uses, including residential development and this location includes the Eastleigh Riverside employment centre and is adjacent to the eastern side of the employment opportunities in Eastleigh town centre. Therefore, a significant positive (++) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	Development here is likely to involve replacing existing employment floorspace rather than any significant additional floorspace. This floorspace has the potential to meet future specific needs. Therefore a minor positive (+) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	This strategic location consists of existing industrial units and the proposed use includes some residential facilities. However, the Council has identified that proposals will include the replacement of existing employment floorspace. Therefore, a negligible effect (0) is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is for mixed uses, including employment. It is located outside any district or town centre and therefore will not result in any loss of the primary shopping area or an increase in the amount of commercial uses in town, district or local centres. It is assumed that this strategic location for employment would not be used for commercial uses that would be more sustainably located in the town, district or local centres. Therefore, a negligible (0) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	++	Eastleigh station is immediately adjacent to the north western area of this strategic location and Southampton Airport Parkway station is approximately 1.2km south west of the location. Therefore, a significant positive (++) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The north western area of this strategic location is within 400m of the Bluestar 2: Fair Oak-Bishopstoke-Eastleigh-Stoneham-Southampton bus route. Apart from an area in the south, the rest of this strategic location is also within 600m of this bus route. Therefore, a significant positive (++) effect is likely.

SA objective/ criterion		Justification
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The north western area of this strategic location is within 400m of the Bluestar 5: Eastleigh to Boyatt Wood bus route. Apart from an area in the south, the rest of this strategic location is also within 600m of this bus route. Therefore, a minor positive (+) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	This strategic location is proposed for mixed uses, including residential development. This location includes the Eastleigh Riverside employment centre and is adjacent to the employment opportunities available at Eastleigh town centre. Therefore, a significant positive (++) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	++	This strategic location is proposed for mixed uses, including employment and is adjacent to the eastern area of a major population centre at Eastleigh; therefore a significant positive (++) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	++	The northern western area of this strategic location is within 400m of St Andrews Surgery, Eastleigh Health Centre and Genix Healthcare Dental Clinic. Aside from a small southern area, the rest of this strategic location is also within 1.0km of these healthcare facilities. Therefore, a significant positive (++) effect is likely.
4.7 Are shopping and related services available locally?	+	The north western area of this strategic location is adjacent to Eastleigh town centre. In addition, the far north eastern area is within 800m of Bishopstoke's Riverside district centre. Aside from an area in the south, the rest of this strategic location is also within 800m of Eastleigh town centre. Therefore, a minor positive (+) effect is likely.
4.8 Is the location close to a Primary school?	+	This strategic location is for mixed uses, including residential development. Part of the western area is located within 400m of Cherbourg Primary School. The western half of this location is also within 800m of Cherbourg Primary, Norwood Primary School and The Crescent County Junior and Infant School. Therefore, a minor positive (+) effect is likely.
4.9 Is the location close to a Secondary school?	+	This strategic location is for mixed uses, including residential development and part of the western area is located within 800m of Quilley School of Engineering. The rest of this location is within 1.6km of Crestwood College for Business and Enterprise to the north. Therefore, a minor positive (+) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpath or cycle paths crossing this location or adjacent to its boundary; therefore a minor negative (-) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The London-Weymouth railway line acts as a physical barrier between the strategic location and the key facilities and destination of Eastleigh town. There is currently a single bridge over the railway line at this location. Therefore a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The central area of this strategic location includes an Aggregate Recycling Site. In addition, a very small area in the north east is located in an area of Sharp Sand and Gravel Resource. Both sites have been safeguarded in the Hampshire Minerals and Waste Plan 2013. Development at this location could prevent future mineral extraction therefore a minor

SA objective/ criterion		Justification
		negative (-) effect is likely. This effect is uncertain as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.
5.2 Will it result in the loss of higher grade agricultural land?	0	This strategic location is not classified as agricultural land, aside from the eastern area, which is located on lower agricultural quality (Grade 4) land. Therefore, a negligible effect (0) is likely.
5.3 Will it use previously developed land?	++	This strategic location consists of existing industrial units; therefore a significant positive (++) effect is likely.
5.4 Will it deliver or support allotments or community farms?	-	This strategic location is unlikely to be suitable for allotments or a community farm given its location and its proposed use for employment with some residential development. There a minor negative (-) effect is likely.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	--?	This strategic location falls within an Air Quality Management Area (Eastleigh) and is therefore already likely to be impacted by poor air quality. This location is also likely to be significantly affected by noise and air pollution from the railway line and aircraft. Formerly part of the railway works and airport land, a detailed site investigation is required. Although mostly employment uses are being proposed, some residential development is also proposed. It may be possible for the impacts to be mitigated through remedial measures. Therefore a significant negative (--) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
6.2 Will development increase pollution?	--?	Due to the scale of the proposed development and the types of uses proposed and their associated vehicle movements, emissions are likely to significantly affect the nearby existing Air Quality Management Area. A detailed air quality assessment is therefore required to determine impacts on existing air quality. The proposed uses are also likely to have a significant noise impact on existing residential properties due to vehicle movements associated with them. A detailed noise assessment is required and site access needs careful consideration. Therefore a significant negative (--) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	This strategic location is an existing industrial area with very limited green infrastructure. There may be some scope to secure new and improved green infrastructure within the area as part of its redevelopment. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.

SA objective/ criterion		Justification
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	This strategic location contains areas of surface water flooding; most of these are identified of 'less' surface water risk. Therefore a minor negative (-) is likely. This effect is uncertain as it would depend on the ability of the design and layout of the particular development proposal to avoid or mitigate flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change therefore a negligible effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	- -?	The north eastern area of this strategic location is within 200m of the River Itchen SAC. Therefore a significant negative (- -) effect is likely. This effect is uncertain (?) as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.2 Is the location within 200m of a SSSI?	- -?	The north eastern area of this strategic location is within 200m of the River Itchen SSSI. Therefore a significant negative (- -) effect is likely. This effect is uncertain (?) as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.3 Is the location within 200m of a Local Nature Reserve?	0	This strategic location is not within 200m of any Local Nature Reserves; therefore a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	0	Unlikely to have an adverse impact on a SINC; therefore, a negligible (0) effect is likely.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	0	Unlikely to have an adverse impact on local designations of nature conservation value.
10.6 Will the development adversely affect protected species?	-?	This is an urban site with no opportunities for ground dwelling species. However, due to the proximity of the river, bats could be roosting within buildings if in a poor state of repair. A potentially minor negative (-), but uncertain effect is therefore identified.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	0	Unlikely to have an adverse impact on the biodiversity network therefore, a negligible (0) effect is likely.
10.8 Will the development adversely affect ancient woodland?	0	Unlikely to have an adverse impact on ancient woodland therefore, a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees	0	There are no TPO trees in this strategic location

SA objective/ criterion		Justification
		therefore a negligible effect is likely
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpath or cycle paths crossing this location or adjacent to its boundary; therefore a minor negative (-) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	This strategic location is an existing industrial area with very limited green infrastructure. There may be some scope to secure new and improved green infrastructure within the area as part of its redevelopment. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development in this location is unlikely to adversely affect the separation of settlements. Therefore a negligible (0) effect is likely.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this location is unlikely to have an impact on the National Park. Therefore a negligible (0) effect is likely.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	0	Development at this location is unlikely to have an impact on the character of the countryside, coast, towns or villages. Therefore a negligible (0) effect is likely.
12.4 Will it have an impact on locally important views and settings?	0	Development in this location is unlikely to have an impact on locally important views or settings. Therefore a negligible (0) effect is likely.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	There are no heritage assets that would be affected through the development of this location. Therefore a negligible (0) effect is likely.

Eastleigh 2 – Northern Business Park

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	This strategic location is for employment use only; therefore a negligible (0) effect is likely.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	This strategic location is for employment use only; therefore a negligible (0) effect is likely.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	This strategic location is for employment use only; therefore a negligible (0) effect is likely.
2.2 Are health facilities available locally?	+	St Andrews Surgery is within 1.0km to the north of this strategic location; therefore a minor positive (+) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	This strategic location is for employment use only and does not involve existing sports pitches and facilities; therefore a negligible (0) effect is likely.
2.4 Is public open space available locally?	--/+	Campbell Road recreational space is adjacent to the northern area of this location. Therefore, a minor positive (+) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	There is an existing footpath adjacent to the southern and eastern area of this strategic location, linking the location to Bishopstoke Road and the watercourse north of Itchen Valley Park; therefore a minor positive (+) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	+	Southampton Airport Parkway station is approximately 815m south west of this location and Eastleigh station is located 1.0km to the north of this strategic location. Therefore, a minor positive (+) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	+	A small area of the north western edge of this strategic location is within 600m of the Bluestar 2: Fair Oak-Bishopstoke-Eastleigh-Stoneham-Southampton bus route. Therefore, a minor positive (+) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is over 300m from a semi-frequent bus route; therefore a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	0	This strategic location is for employment use only and as such is unlikely to affect this objective; therefore a negligible (0) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	40,000sq.m. of employment floorspace is proposed at this location; therefore, a minor positive (+) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this strategic location will not result in any loss of existing employment land therefore a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is identified for employment use only and is located outside district and local centres. It will therefore not result in any loss of a

SA objective/ criterion		Justification
		primary shopping area or an increase in the amount of commercial uses in town, district or local centres. This assumes that this strategic location for employment would not be used for commercial uses that would be more sustainably located in the town, district or local centres. Therefore a negligible (0) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	+	Southampton Airport Parkway station is approximately 815m south west of this location and Eastleigh station is located 1.0km to the north of this strategic location. Therefore, a minor positive (+) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	+	A small area of the north western edge of this strategic location is within 600m of the Bluestar 2: Fair Oak-Bishopstoke-Eastleigh-Stoneham-Southampton bus route. Therefore, a minor positive (+) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is over 300m from a semi-frequent bus route; therefore a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	0	This strategic location is for employment use only and as such is unlikely to affect this objective; therefore a negligible (0) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	++	This strategic location is approximately 400m east of a major population centre at Eastleigh; therefore, a significant positive (++) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	St Andrews Surgery is less than 1.0km to the north of this strategic location; therefore a minor positive (+) effect is likely.
4.7 Are shopping and related services available locally?	-	The strategic location is more than 800m from the nearest shopping and related service area. Furthermore, the Council's SLAA site assessment form for this location, did not identify any shopping facilities within 1.0km of this location; therefore, a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	0	This strategic location is for employment use only; therefore a negligible (0) effect is likely.
4.9 Is the location close to a Secondary school?	0	This strategic location is for employment use only; therefore a negligible (0) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is an existing footpath adjacent to the southern and eastern area of this strategic location, linking the location to Bishopstoke Road; therefore a minor positive (+) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	--	Railway lines and Southampton Airport act as a significant physical barrier between this site and key facilities/destinations. There are currently no footways accessing the site. Therefore a significant negative (--) effect is likely.
5. Protect and conserve natural resources		

SA objective/ criterion		Justification
5.1 Will development avoid the sterilisation of mineral resources?	-?	This strategic location is located on the western periphery of an area identified for its potential sharp sand and gravel resource in the Hampshire Minerals and Waste Plan 2013. This strategic location also includes River Terrace deposits in the southern and eastern areas and is close to the Eastleigh Railway Aggregates Terminal in the north. These are both also identified as Consultation Areas in the Hampshire Minerals and Waste Plan 2013. Development at this strategic location could prevent future mineral extraction therefore a minor negative (-) effect is likely. This effect is uncertain as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.
5.2 Will it result in the loss of higher grade agricultural land?	0	This strategic location is not classified as agricultural land therefore a negligible (0) effect is likely.
5.3 Will it use previously developed land?	-	The location has not been previously developed; therefore a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	-	This strategic location is unlikely to be suitable for allotments or a community farm given its location and its proposed use for employment. Therefore a minor negative (-) effect is likely.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	This strategic location was part of the railway works and airport land and could be significantly affected by noise from aircraft and industrial uses, therefore a detailed site investigation is required to understand the potential impact and mitigation required. Due to the commercial uses being proposed at this strategic location, the impact should be able to be managed through remedial measures. This location is adjacent to but not within Eastleigh AQMA. Overall, due to the proposed employment use of this location, a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
6.2 Will development increase pollution?	--?	Due to the scale of the proposed development and the types of uses proposed and their associated vehicle movements, emissions could have a significant effect on the nearby existing Air Quality Management Area. A detailed air quality assessment is therefore required to determine impacts on existing air quality. The proposed uses are also likely to have a significant noise impact on existing residential properties due to vehicle movements associated with them. A detailed noise assessment is required and site access needs careful consideration. Therefore a significant negative (--) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.

SA objective/ criterion		Justification
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	There may be potential for some new green infrastructure as part of development at this location although this has not been actively promoted across the site as yet. Therefore, a minor positive but uncertain (+?) effect is likely.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	This strategic location contains areas of surface water flooding; most of these are identified of 'less' surface water risk. Therefore a minor negative (-) is likely. This effect is uncertain as it would depend on the ability of the design and layout of the particular development proposal to avoid or mitigate flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change therefore a negligible (0) effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	--?	There is a watercourse within the south eastern area of this strategic location, which is no further than 8km upstream of a European site. In addition, River Itchen SAC is within 200m of the eastern area of this location. Therefore a significant negative (--) effect is likely. This effect is uncertain as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.2 Is the location within 200m of a SSSI?	--?	The River Itchen SSSI adjoins the southern and eastern boundaries of this strategic location. Therefore a significant negative (-) effect is likely. This effect is uncertain (?) as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.3 Is the location within 200m of a Local Nature Reserve?	0	There are no Local Nature Reserves within 200m of this strategic location; therefore a negligible (0) effect is likely in relation to this SA objective.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	0	Unlikely to have an adverse impact on a SINC; therefore, a negligible (0) effect is likely.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	Whilst this location is largely urban in nature it does contain what appears to be wet rough grassland associated with the Barton River. This should be retained to buffer the river and ensure no loss of important habitats. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.

SA objective/ criterion		Justification
10.6 Will the development adversely affect protected species?	-?	The wet grassland and river banks could harbour water vole and provide foraging and movement corridors for otter, bats and grass snake. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	0	Unlikely to have an adverse impact on the biodiversity network therefore a negligible (0) effect is likely.
10.8 Will the development adversely affect ancient woodland?	0	Unlikely to have an adverse impact on ancient woodland therefore a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees	0	There are no TPO trees in this strategic location therefore a negligible effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is an existing footpath adjacent to the southern and eastern area of this strategic location, linking the location to Bishopstoke Road; therefore minor positive (+) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	There may be potential for some new green infrastructure as part of development at this location although this has not been actively promoted. Therefore, a minor positive but uncertain (+?) effect is likely.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development at this strategic location is not likely to have any effect on settlement identity or the gaps between settlements so a negligible impact is recorded
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park therefore a negligible effect is likely.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	This location forms part of the landscape character area 4 which is defined by the open landscape of the airfield, enclosed to the east from the remaining part of the Itchen valley by a strong belt of vegetation. Development of the open land at the northern end of the airfield will change the character of the area, but in the context of adjoining industrial and airport related uses. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design and layout.
12.4 Will it have an impact on locally important views and settings?	-?	Views of the area are presently largely limited to

SA objective/ criterion		Justification
		airport users and rail passengers. Wider visual effects depend on the future level of site access and the scale of the buildings which may be built. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Two pillboxes are within this location. A minor negative effect could occur (-) however this is uncertain prior to obtaining further information on design/layout.

Fair Oak 1 – North of Fair Oak

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	++	The south and west of the strategic location is within 400m of a range of community facilities including Fair Oak Library, Scout Hut and Social Club. The site promoter has indicated that improvements would be made to the existing local centre nearby as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.2 Are health facilities available locally?	+	The south west of the location (less than 3ha) is just within 1000m of Stokewood Surgery; therefore, a minor positive (+) effect is likely. A significant majority of the location is more than 1000m from any existing health facilities. Provision for a remote consulting room has been made at the development currently being built to the west of Winchester Road (Crowdhill). There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	This strategic location could be suitable for provision of on-site sports pitches and facilities. The site promoter has not indicated if such provision will be made as part of development at this strategic location. Therefore, a minor positive (+) effect could occur, however this is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	The location within either 300m or 800m of a number of areas of public open space. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	Bridleways bisect the location north to south and east to west. There are no opportunities to connect directly to the Eastleigh Cycle Network. However, a cycle route forming part of the network is approx. 600m from the edge of the location along Winchester Road and Bishopstoke Road and opportunities to improve connections could be explored. Overall, a negligible (0) effect is likely, although this is currently uncertain prior to further information about opportunities to improve links.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1200m from the

SA objective/ criterion		Justification
		nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	++	The route for the Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh travels adjacent to the western edge of this strategic location. Therefore, a significant positive (++) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is being considered as part development at this strategic location.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	6,400sq.m. of employment floorspace is proposed at this strategic location; therefore, a minor positive (+) effect is likely. It is noted that this is quite a small amount of employment when considering the scale of development at this strategic location and likely need for employment floorspace.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Development at this strategic location would not result in a net loss of existing employment land. This strategic location has potential for use for employment land and site promoters have indicated a small amount of employment (6,400sq.m.) would be included as part of development at this strategic location. Overall, a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	+	Site promoters have indicated that there could be improvements to the existing Fair Oak Centre as part of development at this strategic location. Development would also increase catchment of these areas. Therefore, a minor positive (+) effect is likely.
3. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic location is more than 1200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The route for the Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh travels adjacent to the western edge of this strategic location. Therefore, a significant positive (++) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use

SA objective/ criterion		Justification
		(6,400 m. sq.) is proposed as part of development at this strategic location.
4.5(b) Will employment development at the location be close to a major population centre?	-	This strategic location is more than 1000m from the nearest major population centre; therefore, a minor negative (-) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	The south west of the location (less than 3ha) is just within 1000m of Stokewood Surgery; therefore, a minor positive (+) effect is likely. A significant majority of the location is more than 1000m from any existing health facilities. Provision for a remote consulting room has been made at the development currently being built to the west of Winchester Road (Crowdhill). There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
4.7 Are shopping and related services available locally?	++	The majority of the location to the south and west is within either 400m or 800m of Fair Oak Village Centre. The site promoter has indicated that improvements would be made to the existing local centre nearby as part of development at this strategic location.
4.8 Is the location close to a Primary school?	++?	This strategic location is more than 800m from the nearest primary school. Site promoters have indicated that a new primary school could be provided with development at this strategic location. Therefore, a significant positive (++) effect is likely, albeit uncertain (?) prior to further information on development proposals for this strategic location.
4.9 Is the location close to a Secondary school?	++?	The southern part of this strategic location is within 1600m of Wyvern College. There are recognised capacity issues at Wyvern School. Site promoters have indicated that a new secondary school could be provided with development at this strategic location in combination with other options for strategic development nearby in Fair Oak and Bishopstoke. Therefore, a significant positive (++) effect is likely, albeit uncertain (?) prior to further information on development proposals for this strategic location.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	Bridleways bisect the strategic location north to south and east to west. There are no opportunities to connect directly to the Eastleigh Cycle Network. However, a cycle route forming part of the network is approx. 600m from the edge of the location along Winchester Road and Bishopstoke Road and opportunities to improve connections could be explored. Overall, a negligible (0) effect is likely, although this is currently uncertain prior to further information about opportunities to improve links.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	Whilst the two existing roads bordering the site have pavements extending from the site to Fair Oak district centre, Winchester Road is a busy road which may require additional crossing points. Therefore, a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	This strategic location includes areas identified as a Minerals Consultation Area to the south and north west. A small area identified for Minerals Safeguarding is located on the western edge. Development could potentially have a minor negative (-) effect access to mineral resource is lost by development. This effect is uncertain (?) until it

SA objective/ criterion		Justification
		is determined if extraction of these minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	0	The majority of this strategic location is located within land identified as Grade 4 agricultural land. Therefore, a negligible (0) effect is likely.
5.3 Will it use previously developed land?	-	The majority of this strategic location is located on greenfield and land; therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	There are no AQMAs which will directly affect this strategic location. To the south east of Fair Oak, there are existing and granted B2 and mineral uses, and an operational landfill gas utilisation plant at the restored Fair Oak Landfill which. Such land uses have the potential to give rise to noise impacts at night and to air pollution/odour. Such effects are however likely to be mitigated through existing environmental permitting requirements, without which such plant would not be able to operate. Therefore, any noise or odour impacts associated with the landfill site are more likely to arise during accidental conditions (i.e. plant break down) as oppose to being associated with normal operational conditions. a minor negative (-) effect could occur; however this is uncertain prior to obtaining further information on design/layout and mitigation opportunities.
6.2 Will development increase pollution?	- -?	There is likely to be land contamination from previous/current uses at this strategic location and remedial measures may be required. Given the scale of the location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town, impacting on local air quality generally and with potential to impact the Eastleigh AQMA and the nature conservation interests of the River Itchen SAC. Therefore, a significant negative (- -) effect could occur. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain (?).
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and woodland. Development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation and perhaps opportunities for enhancement. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) at this stage.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	Some narrow strips of land identified as at an 'intermediate' risk of surface water flooding are present at this strategic location. Therefore, a significant negative (--) effect is likely. However,

SA objective/ criterion		Justification
		the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	- -?	The strategic location is within 25m of four watercourses which are tributaries of the River Itchen. A significant negative (- -) effect could occur, although this is uncertain (?) subject to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The location is not within 200m if a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	- -?	This strategic location is south of Chestnut Gully Woods SINC and Park Hills Wood SINC and surrounds Hall lands Copse SINC. Gore Copse SINC is located on the south eastern edge of this strategic location. These SINC are designated for their ancient woodland. These woodland SINC are generally well connected via a relatively complete hedgerow network. Development at this strategic location could block species dispersal by severing these hedgerow connections if not sensitively designed. Due to the woods' size the biodiversity value of both sites is likely to become severely impacted if fragmentation occurs. Development at this strategic location could result in a significant negative (- -) effect although this is uncertain (?) prior to obtaining further information on design/layout and mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	This strategic location is primarily comprised of agricultural land recorded as improved grassland within historic surveys. However, to the north, adjacent to the ancient woodland block semi improved grassland has been recorded. Development at this strategic location would likely result in a minor negative (-) effect although this is uncertain (?) prior to obtaining further information on design/layout and mitigation and enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	Several different protected species could be present at or utilise this strategic location, including but not limited to: great crested newts, bats, otters. Due to

SA objective/ criterion		Justification
		the aquatic and hedgerow connections to the SAC, otter may use the sites. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout and opportunities for mitigation and enhancement.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The hedgerow network appears to be very complete, with a complex of small fields interspersed with woodland. This network is likely to be important under the Hedgerows Regulations and is connecting habitat for the woodlands and important to species dispersal. Development at this strategic location would likely result in a minor negative (-) effect although this is uncertain (?) prior to obtaining further information on design/layout and mitigation and enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	- -?	This strategic location is south of Chestnut Gully Woods SINC and Park Hills Wood SINC and surrounds Hall lands Copse SINC. Gore Copse SINC is located on the south eastern edge of this strategic location. These SINC's are designated for their ancient woodland. These woodland SINC's are generally well connected via a relatively complete hedgerow network. Development at this strategic location could block species dispersal by severing these hedgerow connections if not sensitively designed. Due to the woods' size the biodiversity value of both sites is likely to become severely impacted if fragmentation occurs. Development at this strategic location would likely result in a significant negative (- -) effect although this is uncertain (?) prior to obtaining further information on design/layout and mitigation and enhancement opportunities.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	A small area of TPO trees is present in the west of the strategic location. There are also a number of small areas of TPO trees adjacent to this strategic location in the south east, south west and north west. A minor negative (-) effect could occur, but uncertain (?) prior to obtaining further information on design/layout.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	Bridleways bisect the location north to south and east to west. There are no opportunities to connect directly to the Eastleigh Cycle Network. However, a cycle route forming part of the network is approx. 600m from the edge of the location along Winchester Road and Bishopstoke Road and opportunities to improve connections could be explored. Overall, a negligible (0) effect is likely, although this is currently uncertain prior to obtaining further information about opportunities to improve links.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and woodland. Development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation and perhaps opportunities for enhancement. Therefore, a minor negative (-) effect is likely, although this is uncertain at this stage (?).

SA objective/ criterion		Justification
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	At present, existing woodland and topography creates a clear separation of settlements on their northern side. Development at this strategic location would potentially reduce the separation between the settlements of Bishopstoke and Fair Oak, and may erode the clear separation between Fair Oak/Crowdhill and Fishers Pond/Colden Common. A minor negative (-) effect is likely, although this is uncertain prior to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	- -?	Development at this strategic location would alter the character of the rising, open, undeveloped fields to the east of Winchester Road by increasing the sense of urbanisation in the area. A significant negative (- -) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	New development on high ground would be highly visible from the west, from Knowle Hill Park and from rights of way in the surrounding countryside. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	The Pyle Hill Cottages which have Grade II listing and a Tudor Cottage with a local listing are adjacent to this strategic location on Winchester Road. A possible prehistoric enclosure is located in the south of the location. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout.

Fair Oak 2 – North East of Fair Oak, North of Mortimers Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	This strategic location is more than 800m from the nearest community facilities; therefore, a minor negative (-) effect is likely.
2.2 Are health facilities available locally?	--	This strategic location is more than 800m from the nearest health facilities; therefore, a significant negative (- -) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	This strategic location could be suitable for provision of on-site sports pitches and facilities. The site promoter has not indicated if such provision will be made as part of development at this strategic location. Therefore, a minor positive (+) effect could occur, however this is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	The location is within either 300m or 800m of a number of areas of public open space. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath bisects the site broadly from east to west. A bridleway is adjacent to the north of the location. There are no opportunities to connect directly to the Eastleigh Cycle Network. Therefore, a negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	+	A small area of the western area of this strategic location is just within 600m of the Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh travels adjacent to the western edge of this strategic location. Therefore, a minor positive (+) effect is likely. It is noted that the majority of this strategic location is more than 600m from the closest frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor

SA objective/ criterion		Justification
		negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is being considered as part development at this strategic location.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	Location could well be suitable for employment floorspace. However, the site promoter has not stated this as part of the proposals for this strategic location. Therefore, a negligible effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	No net loss of existing employment land would result in development of this strategic location. Location could be suitable for employment floorspace. Therefore a minor negative (-) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	There would be no change in the amount of commercial uses in town, district and local centres. The effect on retail provision at Fair Oak Village Centre through increased catchment is likely to be limited due to the distance of this strategic location. Therefore, a negligible (0) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	+	A small area of the western area of this strategic location is just within 600m of the Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh travels adjacent to the western edge of this strategic location. Therefore, a minor positive (+) effect is likely. It is noted that the majority of this strategic location is more than 600m from the closest frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is being considered as part development at this strategic location.
4.5(b) Will employment development at the location be close to a major population centre?	0	No significant employment use; therefore, a minor negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	--	This strategic location is more than 800m from the nearest health facilities; therefore, a significant negative (- -) effect is likely.
4.7 Are shopping and related services available locally?	+	A small area of the western part of this strategic location is just within 800m Fair Oak Village Centre. Therefore, a minor positive (+) effect is likely. However, it is noted that the majority of the site is beyond 800m.

SA objective/ criterion		Justification
4.8 Is the location close to a Primary school?	++?	This strategic location is more than 800m from the nearest primary school. The majority of the location is beyond 800m of an existing primary school. Site promoters have indicated that a new primary school could be provided with development at this strategic location. Therefore a significant positive (++) effect is likely, although uncertain (?) prior to further information.
4.9 Is the location close to a Secondary school?	0	A small area in the southern part of this strategic location is within 1600m of Wyvern College. Therefore a negligible (0) effect is likely. However, the majority of the location is beyond 1600m. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath bisects the site broadly from east to west. A bridleway is adjacent to the north of the location. There are no opportunities to connect directly to the Eastleigh Cycle Network. Therefore, a negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The primary route to the nearest settlement and its facilities and services is via Mortimers Lane. The road has a pavement through to the edge of Fair Oak Village. Beyond the edge of the village, the road is a country lane and lacks sufficient lighting and pavements. There is a significant change in levels of land just to the east of Hall Lands Lane which serves to further separate this site from Fair Oak. Therefore, a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Small areas identified as part of the Minerals Consultation Area are located to the eastern and western edges of this strategic location. The small area on the eastern edge is also identified as a Minerals Safeguarding area. Development could potentially have a minor negative (-) effect access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	-	The majority of this strategic location is located within land identified as Grade 4 agricultural land. A small area (approx. 1ha) to the north east is Grade 3. Therefore, a minor negative (-) effect is likely.
5.3 Will it use previously developed land?	-	The majority of the location is previously undeveloped. The location does include agricultural related buildings, including dwellings. Therefore a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	There are no AQMAs which will be directly affected by this strategic location. To the south east of Fair Oak, there are existing and granted B2 and mineral uses, and an operational landfill gas utilisation plant

SA objective/ criterion		Justification
		at the restored Fair Oak Landfill which have the potential to give rise to noise impacts at night and to air pollution / odour. Such effects are however likely to be mitigated through existing environmental permitting requirements, without which such plant would not be able to operate. Therefore, any noise or odour impacts associated with the landfill site are more likely to arise during accidental conditions (i.e. plant break down) as oppose to being associated with normal operational conditions. A minor negative (-) effect could occur; however this is uncertain prior to obtaining further information on design/layout and mitigation opportunities.
6.2 Will development increase pollution?	- -?	Given the scale of the strategic location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town, impacting on local air quality generally and with potential to impact the Eastleigh AQMA and the nature conservation interest of the River Itchen. A significant negative (- -?) effect is likely. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain (?).
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and woodland. Development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation and perhaps opportunities for enhancement. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) at this stage.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	An area identified as at intermediate risk of surface water flooding is present western edge of this strategic location and also bisects the location in a narrow strip from north to south. Therefore a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		

SA objective/ criterion		Justification
10.1 Is the location within the HRA screening zone?	- -?	The strategic location is within 25m of three watercourses which are tributaries of the River Itchen. A significant negative (- -) effect could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The strategic location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The strategic location is not within 200m if a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	This strategic location has Park Hills SINC to the South and Stroud Wood, Fair Oak and Horton Heath SINC adjacent to a tributary of the River Hamble within the location. Both these SINC are designated for their ancient woodland. At present, these sites are connected up with a relatively complete hedgerow network. Development at this strategic location could isolate the small woodland block from the wider woodland/hedgerow network. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	This strategic location is likely to primarily contain rough and semi improved grassland. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) subject to obtaining further information on design/layout.
10.7 Will the development adversely affect protected species?	-?	Several different protected species could be present at or utilise this strategic location, including but not limited to: great crested newts, bats, otters. Due to the aquatic and hedgerow connections to the SAC otter may use the sites. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout and opportunities for mitigation and enhancement.
10.6 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	A complete network of hedgerows is present which provide excellent connectivity between the woodland blocks. Development at this strategic location could isolate the small woodland block from the wider woodland/hedgerow network. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) subject to obtaining further information on design/layout.
10.7 Will the development adversely affect ancient woodland?	-?	This option has Park Hills SINC to the South and Stroud Wood, Fair Oak and Horton Heath SINC adjacent to a tributary of the River Hamble within the location. Both these SINC are designated for their ancient woodland. At present these sites are connected up with a relatively complete hedgerow network. Development at this strategic location could isolate the small woodland block from the wider woodland/hedgerow network. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) subject to obtaining further information on design/layout.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	This strategic location contains small areas of TPO trees in the centre and western areas. A minor negative (-) effect could occur, but uncertain (?) subject to obtaining further information on design/layout.

SA objective/ criterion		Justification
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	Bridleways bisect the site north to south and east to west. There is no direct access to the Eastleigh Cycle Network. Therefore, a negligible (0) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and woodland. Development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) at this stage.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	Development at this strategic location would erode the gap between settlements of Fair Oak and Lower Upham. A minor negative (-) effect is likely.
12.2 Will it protect the setting of the South Downs National Park?	-?	Development at this strategic location could be visible from the South Downs National Park. A minor negative (-) effect could occur; however this is uncertain (?) subject to obtaining further information on design/layout.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	- -?	Development at this strategic location is likely to erode the gap between settlements, impact rural views, and alter the distinctive parliamentary enclosure field pattern which is unique in the borough. A significant negative (- -) effect is likely, however the scale of this effect is uncertain (?) subject to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	Development at this strategic location would affect rural views from the high ground at Hall Lands Lane and linking rights of way, and from Mortimers Lane opposite Mortimers Farm. A minor negative (-) effect is likely, however the scale of this effect is uncertain (?) subject to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	This strategic location includes Little Dower House which is a locally listed building and Fair Oak Park to the south west area which is identified as a Historic Park and Garden. A minor negative (-) effect could occur, although this is uncertain (?) prior to obtaining further information on layout/design.

Fair Oak 3 – North east of Fair Oak, south of Mortimers Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	This strategic location is more than 800m from the nearest community facilities; therefore, a minor negative (-) effect is likely.
2.2 Are health facilities available locally?	--	This strategic location is more than 800m from the nearest health facilities; therefore, a significant negative (- -) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?/- -	The scale of development proposed at this strategic location would result in the loss of part or all of East Horton Golf Course. There is scope in this strategic location for some provision of sports facilities, although site promoters have not indicated that there would be any facilities as part of development at this strategic location. Therefore, there is potential for a minor positive effect or a significant negative effect (- -) effect.
2.4 Is public open space available locally?	++	The west of the location is within 300m of Knowle Hill Park. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely. It is noted that there is no direct access to this open space however so walking distance to the open space would be more than 300m
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath bisects the site broadly from north-west to south-east. There are no opportunities to connect directly to the cycle routes which are part of the Eastleigh Cycle Network. Therefore, a negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is more than 600m from the nearest frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is being considered as part development at this strategic location.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	Location could well be suitable for employment floorspace as part of significant new development at this strategic location. However the site promoter has not stated this as part of the proposals for this strategic location. Therefore, a negligible (0) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	No net loss of existing employment land would result in development of this strategic location. Location could be suitable for employment floorspace. Therefore a minor negative (-) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	No change in the amount of commercial uses in town, district and local centres. Effect on retail provision at Fair Oak Village Centre through increased catchment is likely to be limited due to the distance of this strategic location. Therefore, a negligible (0) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is more than 600m from the nearest frequent bus route; therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is being considered as part development at this strategic location.
4.5(b) Will employment development at the location be close to a major population centre?	0	No significant employment use; therefore, a minor negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	- -	This strategic location is more than 800m from the nearest health facilities; therefore, a significant negative (- -) effect is likely.
4.7 Are shopping and related services available locally?	-	This strategic location is more than 800m from the nearest shopping and related facilities. Therefore, a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	-	This strategic location is more than 800m from the nearest primary school; therefore, a minor negative (-) effect is likely. The majority of the location is beyond 800m of an existing primary school. It is noted that site promoters have indicated that a new primary school could be provided with development

SA objective/ criterion		Justification
		to the north of Mortimers Lane (strategic location: Fair Oak 2), adjacent to this strategic location.
4.9 Is the location close to a Secondary school?	-	The southern part of this strategic location is more than 1,600m of Wyvern College. Therefore a minor negative (-) effect is likely. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath bisects the site broadly from north-west to south-east. There are no opportunities to connect directly to the cycle routes which are part of the Eastleigh Cycle Network. Therefore, a negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The primary route to the nearest settlement and its facilities and services is via Mortimers Lane. The road has a pavement running from the junction of Winchester Road up to the urban edge of Fair Oak village. Beyond, the road is a country lane and lacks sufficient lighting and pavements. Therefore, a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	A small area at the western edge of this strategic location is identified for Minerals Safeguarding and as a Minerals Consultation Area. Development could potentially have a minor negative (-) effect access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	0	The majority of this strategic location is located within land identified as Grade 4 agricultural land. Therefore, a negligible (0) effect is likely.
5.3 Will it use previously developed land?	-	The majority of the location is previously undeveloped. The location does include agricultural related buildings and part of East Horton Golf Club. Therefore a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	There are no AQMAs which will be directly affected by this strategic location. The southern part of this location however is located in close proximity to existing and granted B2 and mineral uses, and an operational landfill gas utilisation plant at the restored Fair Oak Landfill site. The landfill gas utilisation plant has the potential to give rise to noise impacts at night and to air pollution / odour. Such effects are however likely to be mitigated through existing environmental permitting requirements, without which such plant would not be able to operate. Therefore, any noise or odour impacts associated with the landfill site are more likely to arise during accidental conditions (i.e. plant break down) as oppose to being associated with normal operational conditions. A minor negative (-) effect could occur; however this is uncertain prior to obtaining further information on design/layout and

SA objective/ criterion		Justification
		mitigation opportunities.
6.2 Will development increase pollution?	--?	Given the scale of the location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town, impacting on local air quality generally and with potential to impact the Eastleigh AQMA and the nature conservation interest of the River Itchen. A minor negative (-) effect could occur. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain (?).
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways, woodland and parts of East Horton Golf Club. Development at this strategic location would result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation. Therefore, a minor negative (-) effect is likely, although the scale of this is uncertain at this stage (?) prior to further information about design/layout.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	An area identified as at intermediate risk of surface water flooding is present on the eastern edges of this strategic location. Therefore a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required. It is noted that the ground slopes to the east so the effect is limited by topography.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore, a negligible (0) effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	--?	The strategic location is within 25m of a watercourse which is at the eastern and north eastern edges of this strategic location which are tributaries of the River Itchen. A significant negative (- -) effect could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The location is not within 200m if a Local Nature Reserve; therefore, a negligible (0) effect is likely.

SA objective/ criterion		Justification
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	Moplands Copse SINC is designated for its ancient woodland. There is a danger that this woodland could become isolated from the wider network if the hedgerows are lost. A minor negative (-) effect is likely, although the scale of effect is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation or enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	This strategic location is likely to primarily contain rough and semi improved grassland. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) subject to obtaining further information on design/layout.
10.6 Will development adversely affect protected species?	-?	Several different protected species could be present at or utilise this strategic location, including but not limited to: great crested newts, bats, otters. Due to the aquatic and hedgerow connections to the SAC otter may use the sites. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout and opportunities for mitigation and enhancement.
10.6 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	A complete network of hedgerows is present which provide excellent connectivity between the woodland blocks. Development at this strategic location could isolate the small woodland block from the wider woodland/hedgerow network. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) subject to obtaining further information on design/layout.
10.7 Will the development adversely affect ancient woodland?	-?	Moplands Copse SINC is designated for its ancient woodland. There is a danger that this woodland could become isolated from the wider network if the hedgerows are lost. A minor negative (-) effect is likely, although the scale of effect is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation or enhancement opportunities.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees or ancient woodland?	0	No TPO trees present within or in the vicinity of this strategic location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath bisects the site broadly from north-west to south-east. There are no opportunities to connect directly to the cycle routes which are part of the Eastleigh Cycle Network. Therefore, a negligible (0) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways, woodland and parts of East Horton Golf Club. Development at this strategic location would result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation. Therefore, a minor negative (-) effect is likely, although the scale of this is uncertain at this stage (?) prior to obtaining further information about design/layout.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its		

SA objective/ criterion		Justification
special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	Development at this strategic location would partially erode the gap between the settlements of Fair Oak and Lower Upham. Therefore, a minor negative (-) effect is likely.
12.2 Will it protect the setting of the South Downs National Park?	-?	Development at this strategic location could be visible from the South Downs National Park. A minor negative (-) effect could occur; however this is uncertain (?) subject to obtaining further information on design/layout.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	- -?	Development at this strategic location would result in loss of open and predominantly undeveloped landscape. Development could be highly visible across the valley from vantage points on Alma Lane and public rights of way. A significant negative effect (- -) is likely; however the scale of effect is uncertain (?) prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	Development could be highly visible across the valley from vantage points on Alma Lane and public rights of way. A minor negative effect (-) is likely; however the scale of effect is uncertain (?) prior to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	This strategic location includes land identified as the Fair Oak Park Historic Park and Garden. A minor negative (-) effect could occur, but is uncertain prior to obtaining further information about design/layout.

Fair Oak 4 – East of Allington Lane and Fir Tree Farm

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There would appear to be scope in this strategic location for provision of other elements of identified housing need. However, the site promoter has not specified whether they propose to meet other such elements of identified housing need. Therefore a minor positive effect (+) is likely, but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The northern part of this strategic location is within 800m from the nearest community facility: the Youth Centre at Blackberry Drive in Fair Oak. Therefore, a negligible (0) effect is likely. It is noted that a new local centre as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
2.2 Are health facilities available locally?	+	The northern part of this strategic location is within 1,000m of Stokewood GP surgery. Therefore, a minor positive (+) effect is likely. There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	There could be is scope in this strategic location for provision of sports pitches and facilities; therefore a minor positive (+) effect could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location, therefore the effect is currently uncertain (?)
2.4 Is public open space available locally?	++	The northern part of the location is within 300m of existing open space at Blackberry Drive. The location as a whole is within 800m of a range of public open space in Fair Oak and Horton Heath. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath bisects the site broadly from east to west. A footpath terminates just short of this strategic location to the west, separated by a short stretch of road to the bisecting footpath. Opportunities to link these two paths could be explored. There is a footpath at the edge of this strategic location to the south. A cycle route forming part of the Eastleigh Cycle Network crosses the northern most part of Allington Lane, approximately 400m north of the location. Whilst there are no direct opportunities to link the location with the network, consideration could be given to providing a new cycle route along Allington Lane, serving to extend the Eastleigh Cycle Network to this strategic location. Therefore, a negligible (0) effect is likely, with some uncertainties about

SA objective/ criterion		Justification
		possible opportunities to provide connections into the footpath and cycle network.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	+	The northern most part of this strategic location (less than 1ha) is within 600m of the Bluestar 2 service which connects Fair Oak to Southampton via Eastleigh. Therefore, a minor positive (+) effect is likely. It is noted that the majority of the location is more than 600m from the nearest frequent bus route. In addition, a re-route of the bus route would be likely to require wider infrastructure/development to support.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1,000m from a major employment centre. Therefore a minor negative (-) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	There are some small employment premises along Allington Lane. This strategic location could well be suitable for further employment floorspace. However, the site promoter has not indicated if the existing employment would be retained or if any new employment would be included as part of development. Overall, a negligible (0) effect is likely, although this is uncertain at this stage.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	Small scale and low cost employment units currently along Allington Lane likely to be lost; therefore a minor negative (-) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	No change in the amount of commercial uses in town, district and local centres; therefore, a negligible (0) effect is likely. It is noted that development in this strategic location could increase the catchment of existing centres and the new local centre proposed on land east of Horton Heath, however this is uncertain due to distance from these centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	+	The northern most part of this strategic location (less than 1ha) is within 600m of the Bluestar 2 service which connects Fair Oak to Southampton via Eastleigh. Therefore, a minor positive (+) effect is likely. It is noted that the majority of the location is more than 600m from the nearest frequent bus

SA objective/ criterion		Justification
		route. In addition, a re-route of the bus route would be likely to require wider infrastructure/development to support.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1000m from a major employment centre. Therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	No significant employment use; therefore, a minor negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	The northern part of this strategic location is within 1000m of Stokewood GP surgery. Therefore, a minor positive (+) effect is likely. There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
4.7 Are shopping and related services available locally?	-	This strategic location is more than 800m from the nearest shopping and related facilities. Therefore, a minor negative (-) effect is likely. It is noted that a new local centre as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.8 Is the location close to a Primary school?	0	The north and east of this strategic location is within 800m of Fair Oak Primary School. Therefore, a negligible (0) effect is likely. It is noted that a new primary school as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.9 Is the location close to a Secondary school?	+	The north and east of this strategic location is within 800m of Wyvern College. Therefore a minor positive (+) effect is likely. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision. It is noted that a new secondary school as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath bisects the site broadly from east to west. A footpath terminates just short of this strategic location to the west, separated by a short stretch of road to the bisecting footpath. Opportunities to link these two paths could be explored. There is a footpath at the edge of this strategic location to the south. A cycle route forming part of the Eastleigh Cycle Network crosses the northern most part of Allington Lane, approximately 400m north of the location. Whilst there are no direct opportunities to link the location with the network, consideration could be given to providing a new cycle route along Allington Lane, serving to extend the Eastleigh Cycle Network to this strategic location. Therefore, a negligible (0) effect is likely, with some uncertainties about possible opportunities to provide connections into the footpath and cycle network.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The primary route to the nearest settlement and its facilities and services is via Allington Lane to Fair Oak. This route has fast traffic along a narrow lane, with limited lighting and pavements. Therefore, a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of	-?	A small area at the western edge of this strategic

SA objective/ criterion		Justification
mineral resources?		location is identified for Minerals Safeguarding for potential sharp sand and gravel resource. Development could potentially have a minor negative (-) effect access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	0	The majority of this strategic location is located within land identified as Grade 4 agricultural land. Therefore, a negligible (0) effect is likely.
5.3 Will it use previously developed land?	+/-	The majority of the location is previously undeveloped. The location does include small scale employment uses. Therefore a mixed (+/-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	Based on information currently available, there would be no significant noise generating uses which would impact on development at this strategic location. There are no AQMAs which would be affected by or affect this strategic location. A negligible (0) effect is likely.
6.2 Will development increase pollution?	--?	Given the scale of the location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town. Pollution from a significant increase in vehicles could impact local air quality generally, the Eastleigh AQMA, and the nature conservation interests of the River Itchen SAC. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain. A significant negative (-) effect could occur, although is currently uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	Two narrow areas of flood risk are identified at this strategic location. The first along the western edge and the second bisecting the site broadly east to west. These areas are in flood zone 2 and 3, and are at a 'less' and 'intermediate' risk of surface water flooding. Therefore a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and

SA objective/ criterion		Justification
		consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	- -?	Watercourses are identified along the eastern edge of this strategic location and bisecting the site broadly from east to west. A significant negative (-) effect could occur, although this is uncertain (?) subject to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The strategic location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The strategic location is not within 200m of a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	This strategic location incorporates the western arm of Quobleigh Ponds Woods SINC which contains a defunct pond. The site is designated for its ancient alder carr and its large population of great crested newts. The ecological value of the site is being compromised by lack of management and dense Himalayan balsam invasion. Development at this strategic location, in combination with development west of Horton Heath (with resolution to permit), there is risk that species dispersal would be blocked. There is scope for enhancement of biodiversity and habitat at this strategic location. Overall, a negative effect (-) is likely, however this is uncertain (?) prior to obtaining further information of design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	The Wyvern PBA is within the north eastern part of this strategic location. The Itchen Valley PBA then runs adjacent to the Northern boundary, incorporating a sliver of Fir Tree Farm land before joining the Chalcroft Priority Biodiversity Link which is located on the northern and western boundaries. Important migration routes for great crested newts are also likely in this strategic location. A minor negative (-) effect is likely, however this is uncertain (?) prior to obtaining further information of design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	Protected species likely to be present at this strategic location include, but are not limited to: otters, dormice, great crested newts, bats, water voles, and reptiles. A minor negative (-) effect is

SA objective/ criterion		Justification
		likely but is uncertain (?) prior to obtaining further information on layout/design and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The Itchen Valley Priority Biodiversity Area runs adjacent to the Northern boundary, incorporating a sliver of Fir Tree Farm land before joining the Chalcroft Priority Biodiversity Link which is located on the northern and western boundaries. Important migration routes for great crested newts are also likely in this strategic location. A minor negative (-) effect is likely, however this is uncertain (?) prior to obtaining further information of design/layout and consideration of mitigation and enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	0	No adverse impact on ancient woodland; therefore a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees within this strategic location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0?	A footpath bisects the site broadly from east to west. A footpath terminates just short of this strategic location to the west, separated by a short stretch of road to the bisecting footpath. Opportunities to link these two paths could be explored. There is a footpath at the edge of this strategic location to the south. A cycle route forming part of the Eastleigh Cycle Network crosses the northern most part of Allington Lane, approximately 400m north of the location. Whilst there are no direct opportunities to link the location with the network, consideration could be given to providing a new cycle route along Allington Lane, serving to extend the Eastleigh Cycle Network to this strategic location. Therefore, a negligible (0) effect is likely, with some uncertainties (?) about possible opportunities to provide connections into the footpath and cycle network.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development of this strategic location may erode any remaining separation between development west of Horton Heath and Bishopstoke /Fair Oak. A minor negative (-) effect is likely, however the scale of this effect is uncertain (?) subject to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.

SA objective/ criterion		Justification
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-	The distinctive setting of the wooded Quobleigh Pond, the adjoining footpaths and the lower stream course are all likely to be impacted by development. The rising open landscape below Allington Lane would also be affected. A minor negative (-) effect is likely, however this is uncertain subject to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-	New development is likely to be visible from Allington Lane, Fir Tree Lane, land around Quobleigh Pond and from high ground north west of Allington Lane. A minor negative (-) effect is likely, however this is uncertain subject to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Fir Tree Farmhouse, a Grade II listed building is present at this strategic location at the end of West Horton Lane. Part of the Lakesmere House School Historic Park and Garden is within the north eastern area of this strategic location. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information about design/layout.

Fair Oak 5 – Fir Tree Farm

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There would appear to be scope in this strategic location for provision of other elements of identified housing need. However, the site promoter has not specified whether they propose to meet other such elements of identified housing need. Therefore a positive effect (+) is likely, but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	The location is more than 800m from the nearest community facilities; therefore a minor negative (-) effect is likely. It is noted that a new local centre as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
2.2 Are health facilities available locally?	+	The northern part of this strategic location is within 1,000m of Stokewood GP surgery. Therefore, a minor positive (+) effect is likely. There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	There could be is scope in this strategic location for provision of sports pitches and facilities; therefore a minor positive (+) effect could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location, therefore the effect is currently uncertain (?)
2.4 Is public open space available locally?	++	The location as a whole is within 800m of a range of public open space in Fair Oak and Horton Heath. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath bisects the site broadly from east to west. A footpath terminates just short of this strategic location to the west, separated by a short stretch of road to the bisecting footpath. Opportunities to link these two paths could be explored. There is a footpath at the edge of this strategic location to the south. The cycle route which is part of the Eastleigh Cycle Network crosses Allington Lane approximately 400m north of the location. Whilst there are no direct opportunities to link the location with the network, consideration could be given to extending the cycle routes which are part of the Eastleigh Cycle Network to this strategic location along Allington Lane. Therefore, a negligible (0) effect is likely, with some uncertainties about possible opportunities to provide connections into the footpath and cycle network.

SA objective/ criterion		Justification
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	The strategic location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1000m from a major employment centre. Therefore a minor negative (-) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	This strategic location could be suitable for employment floorspace. However, the site promoter has not stated this as part of the proposals for this strategic location. Therefore, a negligible (0) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	Small scale employment units on the corner of Allington Lane and Fir Tree Lane likely to be lost; therefore a minor negative (-) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	No change in the amount of commercial uses in town, district and local centres; therefore, a negligible (0) effect is likely. It is noted that development in this strategic location could increase the catchment of existing centres and the new local centre proposed east of Horton Heath, however this is uncertain due to distance from these centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic location is more than 1200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	The location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1000m from a major employment centre. Therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	No significant employment use; therefore, a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	The northern part of this strategic location is within 1000m of Stokewood GP surgery. Therefore, a minor positive (+) effect is likely. There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.

SA objective/ criterion		Justification
4.7 Are shopping and related services available locally?	-	This strategic location is more than 800m from the nearest shopping and related facilities. Therefore, a minor negative (-) effect is likely. It is noted that a new local centre as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.8 Is the location close to a Primary school?	0	The north and east of this strategic location is within 800m of Fair Oak Primary School. Therefore, a negligible (0) effect is likely. It is noted that a new primary school as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.9 Is the location close to a Secondary school?	+	The north and east of this strategic location is within 800m of Wyvern College. Therefore a minor positive (+) effect is likely. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision. It is noted that a new secondary school as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0?	A footpath bisects the site broadly from east to west. A footpath terminates just short of this strategic location to the west, separated by a short stretch of road to the bisecting footpath. Opportunities to link these two paths could be explored. There is a footpath at the edge of this strategic location to the south. The cycle route which is part of the Eastleigh Cycle Network crosses Allington Lane approximately 400m north of the location. Whilst there are no direct opportunities to link the location with the network, consideration could be given to extending the cycle routes which are part of the Eastleigh Cycle Network to this strategic location along Allington Lane. Therefore, a negligible (0) effect is likely, with some uncertainties (?) about possible opportunities to provide connections into the footpath and cycle network.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The primary route to the nearest settlement and its facilities and services is via Allington Lane to Fair Oak. This route has fast traffic along a narrow lane, with limited lighting and pavements. Therefore, a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	A small area at the western edge of this strategic location is identified for Minerals Safeguarding for potential sharp sand and gravel resource. Development could potentially have a minor negative (-) effect if access to this potential mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these potential minerals can or should be undertaken prior to the location being developed.
5.2 Will it result in the loss of higher grade agricultural land?	0	The majority of this strategic location is located within land identified as Grade 4 agricultural land. Therefore, a negligible (0) effect is likely.
5.3 Will it use previously developed land?	+/-	The majority of the location is previously undeveloped. The location does include agricultural related buildings. Therefore a mixed (+/-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter

SA objective/ criterion		Justification
		has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	Based on information currently available, there would be no significant noise generating uses which would impact on development at this strategic location. There are no AQMAs which would be affected by or affect this strategic location. A negligible (0) effect is likely.
6.2 Will development increase pollution?	- -?	Given the scale of the location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town. Pollution from a significant increase in vehicles could impact local air quality generally, the Eastleigh AQMA, and the nature conservation interests of the River Itchen SAC. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain. A significant negative (- -) effect could occur, although is currently uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	Two narrow areas of flood risk are identified at this strategic location. The first along the western edge and the second bisecting the site broadly east to west. These areas are in flood zone 2 and 3, and are at a 'less' and 'intermediate' risk of surface water flooding. Therefore a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion		Justification
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	- -?	Watercourses are identified along the eastern edge of this strategic location and bisecting the site broadly from east to west. A significant negative (-) effect could occur, although this is uncertain (?) subject to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The location is not within 200m if a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	This strategic location incorporates the western arm of Quobleigh Ponds Woods SINC which contains a defunct pond. The site is designated for its ancient alder carr and its large population of great crested newts. The ecological value of the site is being compromised by lack of management and dense Himalayan balsam invasion. Development at this strategic location, in combination with development west of Horton Heath (with resolution to permit), there is risk that species dispersal would be blocked. There is scope for enhancement of biodiversity and habitat at this strategic location. Overall, a negative effect (-) is likely, however this is uncertain (?) prior obtaining to further information of design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	The Wyvern PBA is within the north eastern part of this strategic location. The Itchen Valley PBA then runs adjacent to the Northern boundary, incorporating a sliver of Fir Tree Farm land before joining the Chalcroft PBL which is located on the northern and western boundaries. Important migration routes for great crested newts are also likely in this strategic location. A minor negative (-) effect is likely, however this is uncertain (?) prior to obtaining further information of design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	Protected species likely to be present at this strategic location include, but are not limited to: otters, dormice, great crested newts, bats, water voles, and reptiles. A minor negative (-) effect is likely but is uncertain (?) prior to obtaining further information on layout/design and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The Itchen Valley PBA then runs adjacent to the Northern boundary, incorporating a sliver of Fir Tree Farm land before joining the Chalcroft PBL which is located on the northern and western boundaries. Important migration routes for great crested newts are also likely in this strategic location. A minor negative (-) effect is likely, however this is uncertain (?) prior to obtaining further information of design/layout and consideration of mitigation and enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	0	No adverse impact on ancient woodland; therefore a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green		

SA objective/ criterion		Justification
infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees within this strategic location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0?	A footpath bisects the site broadly from east to west. A footpath terminates just short of this strategic location to the west, separated by a short stretch of road to the bisecting footpath. Opportunities to link these two paths could be explored. There is a footpath at the edge of this strategic location to the south. The cycle route which is part of the Eastleigh Cycle Network crosses Allington Lane approximately 400m north of the location. Whilst there are no direct opportunities to link the location with the network, consideration could be given to extending the cycle routes which are part of the Eastleigh Cycle Network to this strategic location along Allington Lane. Therefore, a negligible (0) effect is likely, with some uncertainties (?) about possible opportunities to provide connections into the footpath and cycle network.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development of this strategic location may erode any remaining separation between development west of Horton Heath and Bishopstoke /Fair Oak. A minor negative (-) effect is likely, however the scale of this effect is uncertain (?) subject to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	The distinctive setting of the wooded Quobleigh Pond, the adjoining footpaths and the lower stream course are all likely to be impacted by development. The rising open landscape below Allington Lane would also be affected. A minor negative (-) effect is likely, however the scale of this effect is uncertain (?) subject to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	New development is likely to be visible from Allington Lane, Fir Tree Lane, land around Quobleigh Pond and from high ground north west of Allington Lane. A minor negative (-) effect is likely, however this is uncertain (?) subject to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		

SA objective/ criterion		Justification
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Fir Tree Farmhouse, a Grade II listed building is present at this strategic location at the end of West Horton Lane. Part of the Lakesmere House School Historic Park and Garden is within the north eastern area of this strategic location. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information about design/layout.

Fair Oak 6 – North of Fair Oak (Option A)

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	++	The south and west of the location is within 800m and 400m of a range of community facilities including Fair Oak Library, Scout Hut and Social Club. The site promoter has indicated that improvements would be made to the existing local centre nearby as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.2 Are health facilities available locally?	+	The south west of the location (less than 3ha) is just within 1,000m of Stokewood Surgery; therefore, a minor positive (+) effect is likely. A significant majority of the location is more than 1000m from any exiting health facilities. Provision for a remote consulting room has been made at the development currently being built to the west of Winchester Road (Crowdhill). There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	This strategic location could be suitable for provision of on-site sports pitches and facilities. The site promoter has not indicated if such provision will be made as part of development at this strategic location. Therefore, a minor positive (+) effect could occur, however this is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	The location within either 300m or 800m of a number of areas of public open space. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A bridleway runs adjacent to the location to the north and a footpath runs adjacent to the location to the south. There are no opportunities to connect directly to the Eastleigh Cycle Network. However a route forming part of the network is approx. 600m from the edge of the location along Winchester Road and Bishopstoke Road. Therefore, a negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	++	The route for the Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh travels adjacent to the western edge of this strategic location. Therefore, a significant positive (++) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is proposed as part of a larger version of development at this strategic location.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	Location could well be suitable for employment floorspace. A small cluster of employment is located at Crowdhill. However, the site promoter has not stated this as part of the proposals for this strategic location. Therefore, a negligible (0) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	No net loss of existing employment land would result in development of this strategic location. Location could well be suitable for employment floorspace, therefore, a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	+	Site promoters have indicated that there could be improvements to the existing Fair Oak Centre as part of development at this strategic location. Development would also increase catchment of these areas. Therefore, a minor positive (+) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The route for the Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh travels adjacent to the western edge of this strategic location. Therefore, a significant positive (++) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	-	This strategic location is more than 1,000m from the nearest major population centre; therefore, a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is proposed as part of a larger

SA objective/ criterion		Justification
		version of development at this strategic location.
4.6 Are health facilities available locally? (same score as 2.2)	+	The south west of the location (less than 3ha) is just within 1000m of Stokewood Surgery; therefore, a minor positive (+) effect is likely. A significant majority of the location is more than 1000m from any existing health facilities. Provision for a remote consulting room has been made at the development currently being built to the west of Winchester Road (Crowdhill). There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
4.7 Are shopping and related services available locally?	++	The majority of the location to the south and west is within either 400m or 800m of Fair Oak Village Centre. The site promoter has indicated that improvements would be made to the existing local centre nearby as part of development at this strategic location.
4.8 Is the location close to a Primary school?	-	This strategic location is more than 800m from the nearest primary school; therefore, a minor negative (-) effect is likely. It is noted that site promoters have indicated that a new primary school could be provided with larger scale development at this strategic location.
4.9 Is the location close to a Secondary school?	0	The southern part of this strategic location is within 1,600m of Wyvern College. Therefore a negligible (0) effect is likely. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision. Site promoters have indicated that a new secondary school could be provided with larger scale development at this strategic location in combination with other options for strategic development nearby in Fair Oak and Bishopstoke.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A bridleway runs adjacent to the location to the north and a footpath runs adjacent to the location to the south. There are no opportunities to connect directly to the Eastleigh Cycle Network. However a route forming part of the network is approx. 600m from the edge of the location along Winchester Road and Bishopstoke Road. Therefore, a negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The route to Fair Oak centre is along Winchester Road which has footpaths along its length but traffic travels fairly fast along this stretch. Therefore, a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Location includes small areas identified as a Minerals Consultation Area to the northern and southern edges of this strategic location. A small area identified for Minerals Safeguarding is located on the western edge. Development could potentially have a minor negative (-) effect access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	0	This strategic location is identified as Grade 4 agricultural land. Therefore, a negligible (0) effect is likely.
5.3 Will it use previously developed land?	-	The majority of this strategic location is located on greenfield and land; therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	Based on information currently available, there would be no significant noise generating uses which would impact on development at this strategic location. There are no AQMAs which would affect future development at this strategic location. A negligible (0) effect is likely.
6.2 Will development increase pollution?	--?	There is likely to be land contamination from previous/current uses at this strategic location and remedial measures may be required. Given the scale of the location there is likely to be an impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town, impacting on local air quality generally and with potential to impact the Eastleigh AQMA and the nature conservation interest of the River Itchen. A significant negative (-) effect is likely. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain (?).
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and woodland. Development at this strategic location would result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation and opportunities for enhancement. Therefore, a minor negative (-) effect is likely, although this is uncertain at this stage (?).
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	Some narrow strips of land identified at an intermediate risk of surface water flooding are present at this strategic location. Therefore a significant negative (-) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.	
10.1 Is the location within the HRA screening zone?	<p style="text-align: center; background-color: red; color: black;">- - ?</p> <p>The strategic location is within 25m of four watercourses which are tributaries of the River Itchen. A significant negative (- -) effect could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.</p>
10.2 Is the location within 200m of a SSSI?	<p style="text-align: center;">0</p> <p>The strategic location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.</p>
10.3 Is the location within 200m of a Local Nature Reserve?	<p style="text-align: center;">0</p> <p>The strategic location is not within 200m if a Local Nature Reserve; therefore, a negligible (0) effect is likely.</p>
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	<p style="text-align: center;">- ?</p> <p>This strategic location is adjacent to Hall Lands Copse designated for its ancient woodland. Woodland SINCs in this area are generally well connected via a relatively complete hedgerow network. Development at this strategic location could block species dispersal by severing these hedgerow connections if not sensitively designed. Development at this strategic location would likely result in a minor negative (-) effect although this is uncertain (?) subject to obtaining further information on design/layout.</p>
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	<p style="text-align: center;">- ?</p> <p>This strategic location is primarily comprised of agricultural land recorded as improved grassland within historic surveys. Development at this strategic location would likely result in a minor negative (-) effect although this is uncertain (?) subject to obtaining further information on design/layout.</p>
10.6 Will the development adversely affect protected species?	<p style="text-align: center;">- ?</p> <p>Several different protected species could be present at or utilise this strategic location, including but not limited to: great crested newts, bats, otters. Due to the aquatic and hedgerow connections to the SAC otter may use the sites. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout and opportunities for mitigation and enhancement.</p>
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	<p style="text-align: center;">- ?</p> <p>The hedgerow network appears to be very complete, with a complex of small fields interspersed with woodland. This network is likely to be important under the Hedgerows Regulations and is connecting habitat for the woodlands and important to species dispersal. Development at this strategic location would likely result in a minor negative (-) effect although this is uncertain (?) subject to obtaining further information on design/layout.</p>
10.8 Will the development adversely affect ancient woodland?	<p style="text-align: center;">- ?</p> <p>This strategic location is adjacent to Hall Lands Copse designated for its ancient woodland. Woodland SINCs in this area are generally well connected via a relatively complete hedgerow network. Development at this strategic location could block species dispersal by severing these hedgerow connections if not sensitively designed. Development at this strategic location would likely result in a minor negative (-) effect although this is uncertain (?) subject to obtaining further information on design/layout.</p>
11. Enhance the Borough's multifunctional green infrastructure networks.	

SA objective/ criterion		Justification
11.1 Will the development affect TPO trees?	-?	A small area of TPO trees is present in the west of the location. A minor negative (-) effect could occur, but uncertain (?) subject to obtaining further information on design/layout.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A bridleway runs adjacent to the location to the north and a footpath runs adjacent to the location to the south. There are no opportunities to connect directly to the Eastleigh Cycle Network. However, a route forming part of the network is approx. 600m from the edge of the location along Winchester Road and Bishopstoke Road. Therefore, a negligible (0) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and woodland. Development at this strategic location would result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation and opportunities for enhancement. Therefore, a minor negative (-) effect is likely, although this is uncertain at this stage (?).
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Further intensification of existing sporadic development between Fair Oak and Crowdhill may contribute to erosion of the clear separation between Fair Oak/Crowdhill and Fishers Pond/Colden Common. A minor negative (-) effect is likely, however this is uncertain (?) prior to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	Development at this strategic location would erode the remaining rural character to the east of Winchester Road. Open fields and woodland blocks are sensitive to the erosion of the contrast between enclosure and openness through development. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout
12.4 Will it have an impact on locally important views and settings?	-?	Development at this strategic location is likely to be visible from the west, from Winchester Road and from rights of way in the surrounding countryside. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	The Pyle Hill Cottages which have Grade II listing and a Tudor Cottage with a local listing are adjacent to this strategic location on Winchester Road. A possible prehistoric enclosure is located in the south of the location. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout.

Fair Oak 7 – Extension east of Fair Oak

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	This strategic location is more than 800m from the nearest community facilities; therefore, a minor negative (-) effect is likely.
2.2 Are health facilities available locally?	--	This strategic location is more than 800m from the nearest health facilities; therefore, a significant negative (- -) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	--	Development at this strategic location would result in the loss of part or all of East Horton Golf Course. There is scope in this strategic location for some provision of sports facilities, although site promoters have not indicated that there would be any facilities as part of development at this strategic location. Therefore, a significant negative effect (- -) effect is likely.
2.4 Is public open space available locally?	+	The west of the strategic location is within 300m of Knowle Hill Park. Therefore a minor positive (+) effect is likely. It is noted that there is no direct access to this open space however so walking distance to the open space would be more than 300m.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	A footpath is located less than 100m east along Mortimers Lane from this site. There are no opportunities to connect directly to cycle routes which are part of the Eastleigh Cycle Network. Therefore, a minor negative (-) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is more than 600m from the nearest frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a

SA objective/ criterion		Justification
		minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is being considered as part development at this strategic location.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	This strategic location could be suitable for employment floorspace. However, the site promoter has not stated this as part of the proposals for this strategic location. Therefore, a negligible (0) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	No net loss of existing employment land would result in development of this strategic location, however the location could be suitable for employment land; therefore, a minor negative (-) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	There would be no change in the amount of commercial uses in town, district and local centres. The effect on retail provision at Fair Oak Village Centre through increased catchment is likely to be limited due to the distance of this strategic location. Therefore, a negligible (0) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is more than 600m from the nearest frequent bus route; therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is being considered as part development at this strategic location.
4.5(b) Will employment development at the location be close to a major population centre?	0	There is no significant employment use at this strategic location; therefore, a minor negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	-	This strategic location is more than 800m from the nearest health facilities; therefore, a minor negative (-) effect is likely.
4.7 Are shopping and related services available locally?	-	This strategic location is more than 800m from the nearest shopping and related facilities. Therefore, a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	-	This strategic location is more than 800m from the nearest primary school; therefore, a minor negative (-) effect is likely. The majority of the location is beyond 800m of an existing primary school. Site promoters have indicated that a new primary school could be provided with development to the north of Mortimers Lane (strategic location: Fair Oak 2), adjacent to this strategic location.

SA objective/ criterion		Justification
4.9 Is the location close to a Secondary school?	-	The southern part of this strategic location is more than 1600m of Wyvern College. Therefore a minor negative (-) effect is likely. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	A footpath is located less than 100m east along Mortimers Lane from this site. There are no opportunities to connect directly to cycle routes which are part of the Eastleigh Cycle Network. Therefore, a minor negative (-) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The primary route to the nearest settlement and its facilities and services is via Mortimers Lane. The road has a pavement running from the junction of Winchester Road up to the urban edge of Fair Oak village. Beyond, the road is a country lane and lacks sufficient lighting and pavements. A minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	A small area at the south western edge of this strategic location is identified for Minerals Safeguarding and as a Minerals Consultation Area. Development could potentially have a minor negative (-) effect access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	0	This strategic location is identified as Grade 4 agricultural land. Therefore, a negligible (0) effect is likely.
5.3 Will it use previously developed land?	-	The majority of the location is previously undeveloped. The location does include agricultural related buildings and part of East Horton Golf Club. Therefore a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	There are no AQMAs which would be directly affected by this strategic location. To the south east of Fair Oak, there are existing and granted B2 and mineral uses, and an operational landfill gas utilisation plant at the restored Fair Oak Landfill which have the potential to give rise to noise impacts at night and to air pollution / odour. Such effects are however likely to be mitigated through existing environmental permitting requirements, without which, such plant would not be able to operate. Therefore, any noise or odour impacts associated with the landfill site are more likely to arise during accidental conditions (i.e. plant break down) as oppose to being associated with normal operational conditions. A minor negative (-) effect could occur; however this is uncertain prior to obtaining further information on design/layout and mitigation opportunities.

SA objective/ criterion		Justification
6.2 Will development increase pollution?	0	The development does not raise concerns which cannot be addressed by mitigation; therefore a negligible (0) effect is likely.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	The strategic location is a greenfield site and development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation. Therefore, a minor negative (-) effect is likely, although this is uncertain at this stage (?).
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	An area identified as at 'less' risk of surface water flooding is present on the eastern edges of this strategic location. Therefore a negative (-) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	- -?	The location is within 25m of a watercourse which is at the eastern and north eastern edges of this strategic location which are tributaries of the River Itchen. A significant negative (- -) effect could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The location is not within 200m if a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	Gore Copse SINC is adjacent to the north of this strategic location and land at Knowle Lane SINC is adjacent to the south. Connectivity of SINC via hedgerows is important. A minor negative (-) effect could occur but is uncertain (?) prior to obtaining further information about design/layout.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	This strategic location is likely to primarily contain rough and semi improved grassland. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) subject to obtaining further information on design/layout.
10.6 Will development adversely affect protected species?	-?	Several different protected species could be present at or utilise this strategic location, including but not limited to: great crested newts, bats, otters. Due to

SA objective/ criterion		Justification
		the aquatic and hedgerow connections to the SAC otter may use the sites. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout and opportunities for mitigation and enhancement.
10.6 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	Development at this strategic location could isolate the small woodland block from the wider woodland/hedgerow network. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) subject to obtaining further information on design/layout.
10.7 Will the development adversely affect ancient woodland?	0	There is no ancient woodland within or in the vicinity of this strategic location. Therefore a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees present within or in the vicinity of this strategic location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	A footpath is located less than 100m east along Mortimers Lane from this site. There are no opportunities to connect directly to cycle routes which are part of the Eastleigh Cycle Network. Therefore, a minor negative (-) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	The strategic location is a greenfield site and development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation. Therefore, a minor negative (-) effect is likely, although this is uncertain at this stage (?).
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	There are no significant effects on gaps expected from development at this strategic location; therefore, a negligible (0) effect is likely.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have significant impacts on views or the setting of the National Park; therefore, a negligible (0) effect is likely.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	Development north of Mortimers Lane the urbanising effect on the landscape character of the lower lying land is likely to be localised. Development of land south of Mortimers Lane is likely to have a more significant urbanising effect on the open landscape. A minor negative (-) effect is likely, but is uncertain (?) at this stage prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	The development south of Mortimers lane is likely to be visible across the valley from the east. A minor negative (-) effect is likely, but is uncertain (?) at this stage prior to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural		

SA objective/ criterion		Justification
heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	This strategic location includes land identified as the Fair Oak Park Historic Park and Garden. A minor negative (-) effect could occur, but is uncertain prior to obtaining further information about design/layout.

Hamble 1 - Hamble Airfield

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There is scope in this strategic location for provision other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The north, west and eastern part of this strategic location are within 400m of HYPE Youth Centre, the Sea Scout Hut and Hamble Village Memorial Hall. The rest of this location is within 800m of these community facilities and Hound Parish Hall to the north. Therefore, a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	+	This location is within 1.0km of the Blackthorn healthcare facility; therefore, a minor positive (+) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+++	Site promoters have indicated that sports pitches would be provided as part of development at this location. Therefore a significant positive (++) effect could occur although this is uncertain (?) at this stage.
2.4 Is public open space available locally?	+++	The development proposed in this strategic location includes an additional large scale open space. However, the delivery of this open space is still uncertain and will depend upon the development proposals put forward for this location. In addition, the southern part of this location is within 300m of a number of small open spaces. Overall, the location is therefore assessed as having a significant positive effect with uncertainty (+++).
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	There is a footpath which bisects this location going north to south in the eastern area connecting Hamble House Gardens and the bridleway at Mallards Moor. A route which is part of the Eastleigh Cycle Network passes through the west of the site on Hamble Lane. Given these opportunities to connect to the footpath and cycle network, a positive (+) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This location is over 1.2km from a major railway station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	+	Hamble railway station is immediately adjacent to the north western part of this location; therefore, a minor positive (+) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is over 600m from a frequent bus route. Therefore, a minor negative (-) effect is

SA objective/ criterion		Justification
		likely.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The First Bus route 6 serving Hamble-Netley-Woolston-Southampton is directly adjacent to the western part of this location and most of this location is within 600m of this bus service; therefore, a minor positive (+) effect is likely.
3.1 (e) Is the location close to a major employment centre?	++	The south western area of this location is within 400m of GE Aviation. Therefore, a significant positive (++) effect is likely. It should be noted that if development is based in the northern part of this site then it is likely that new householders will be within 1.0km of this location, which would result in a minor positive (+) effect instead.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	10,000sq.m. of employment floorspace is proposed at this strategic location; therefore, a minor positive (+) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Although there is a small amount of employment floorspace on the south-western part of the strategic location, new floorspace is being proposed and the development of this strategic location will not result in any net loss of existing employment land. Therefore a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is identified for residential use only and is located outside district and local centres. It will therefore not result in any loss of a primary shopping area. Therefore a negligible (0) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This location is over 1.2km from a major railway station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	+	Hamble railway station is immediately adjacent to the north western part of this location; therefore, a minor positive (+) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is over 600m from a frequent bus route. Therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The First Bus route 6 serves Hamble-Netley-Woolston-Southampton and runs directly adjacent to the western part of this location and most of this location is within 600m of this bus service; therefore, a minor positive (+) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The south western area of this location is within 400m to GE Aviation. Therefore, a significant positive (++) effect is likely. It should be noted that if development is based in the northern part of this site then it is likely that new householders would only be within 1.0km of this location, which would result in a minor positive (+) effect instead.
4.5(b) Will employment development at the location be close to a major population centre?	-	This location is over 1.0km from a major population centre, therefore if the southern half of this location is developed for mixed uses (which includes 10,000m ² of new employment space), then a minor negative (-) effect is likely. However, if only the northern part of this strategic

SA objective/ criterion		Justification
		location is taken forward for solely residential development, then a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	This location is within 1.0km of the Blackthorn healthcare facility; therefore, a minor positive (+) effect is likely.
4.7 Are shopping and related services available locally?	+	A very small part of the western area of this location is within 400m of Coronation Parade local centre. Most of the southern area is within 800m of this local centre and Hamble village centre. Overall, a minor positive (+) effect is likely.
4.8 Is the location close to a Primary school?	+	The western part of this location is adjacent to Hamble Primary School; therefore, a minor positive (+) effect is likely. The rest of this location is within 800m of this school facility.
4.9 Is the location close to a Secondary school?	+	Hamble Community Sports College is located to the immediate north of the railway line. Access routes are available via Hamble Lane and Satchel Lane. Therefore, a minor positive (+) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a footpath which bisects this location going north to south in the eastern area connecting Hamble House Gardens and the bridleway at Mallards Moor. A route which is part of the Eastleigh Cycle Network passes through the west of the site on Hamble Lane. Given these opportunities to connect to the footpath and cycle network, a positive (+) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The strategic location is separated from a number of key facilities including a secondary school and doctor's surgery by the Fareham-Southampton railway line. Pedestrian routes to Hamble village are of a reasonable standard in terms of width and lighting. On balance a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	This strategic location is in an area of potential Sharp Sand and Gravel Resource. This has been specifically allocated for its extraction in the Hampshire Minerals and Waste Plan 2013. This strategic location is also within an area identified for River Terrace Deposits included as a Mineral Consultation Area in the Hampshire Minerals and Waste Local Plan 2013. Development which does not involve the prior extraction of the minerals would prevent future mineral extraction therefore a minor negative (-) effect is identified. This effect is uncertain (?) as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.
5.2 Will it result in the loss of higher grade agricultural land?	--	Most of this strategic location is not classified as agricultural, aside from a small area in the north east, which is located on higher quality (Grade 1) agricultural land and therefore a significant negative (--) effect is likely.
5.3 Will it use previously developed land?	-	The strategic location is located on greenfield land; therefore a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to obtaining further

SA objective/ criterion		Justification
		information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	Noise from road traffic and the railway line is likely in this location. This location is not within an AQMA. Therefore a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
6.2 Will development increase pollution?	--?	This location was a former airfield and a detailed site investigation, including detailed remedial measures, would be required. Due to the scale of the location and associated vehicle use, there is also likely to be a significant impact on a nearby existing Air Quality Management Area (Hamble Lane). A detailed air quality assessment would be required to determine impacts on existing air quality. The proposed employment uses are likely to have a significant impact on adjacent existing residential properties, and the combination of employment and residential uses proposed on site are likely to adversely impact on each other. A detailed noise assessment would be required to establish an appropriate site layout. Therefore a significant negative (--) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	There are two specific areas of intermediate surface water flood risk in the north western area of this location close to Hamble railway station. Therefore a significant negative (--) effect is likely. However, the overall effect at this location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible change is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion		Justification
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	0	This location is not within the HRA screening area; therefore a negligible (0) effect is likely.
10.2 Is the location within 200m of a SSSI?	0	The location is not within 200m of a SSSI; therefore,
10.3 Is the location within 200m of a Local Nature Reserve?	0	The location is not within 200m if a Local Nature Reserve; therefore,
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	0	No SINCs within or adjacent to the strategic location. Badman Copse SINC and West Wood SINC designated for ancient oak and alder woodland are 170m to the north east and 270m to the west respectively. Due to distance from location unlikely to have an adverse impact therefore a negligible (0) effect is likely.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	Habitats throughout the site compromise tussock grassland and scrub. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	This location contains mature rough grassland and is therefore likely to foster good populations of reptiles. Due to the wet habitats adjacent to the location there is a possibility of rare amphibians such as great crested newts. A minor negative (-) effect could occur, but is uncertain (?) prior to obtaining further information on design/layout.
10.6 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The whole location is identified as Airfield Priority Biodiversity Link due to its tussocky grassland and scrub and as it is connecting habitat for two PBAs. Links between the ancient woodland and the PBAs would need to remain open. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely affect ancient woodland?	0	Unlikely to have an adverse impact on ancient woodland; therefore, a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees are present within or adjacent to this strategic location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a footpath which bisects this location going north to south in the eastern area connecting Hamble House Gardens and the bridleway at Mallards Moor. A route which is part of the Eastleigh Cycle Network passes through the west of the site on Hamble Lane. Given these opportunities to connect to the footpath and cycle network, a positive (+) effect is likely.

SA objective/ criterion		Justification
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	The strategic site is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	The effect of development in this strategic location on the gap between Hamble and Hound is likely to be limited to land to the north of the former airfield because of the existing ribbon development on Hamble Lane, the location of the college and the presence of the railway line. The effect of development in this location on the gap between Hamble and Bursledon south of the railway is likely to be limited because of the location of the railway and intervening vegetation, although the north eastern edge is close to Old Bursledon. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	Development in this strategic location would change the predominately open character of the landscape between Hamble Lane and Satchell Lane. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.4 Will it have an impact on locally important views and settings?	-?	There are clear views from parts of Hamble Lane, Satchell Lane and the local footpath network. Visual mitigation through new screen planting is likely to reduce the open nature and character of this location as seen from the surrounding roads and footpaths. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development at this strategic location is unlikely to have an impact on heritage assets (0).

Hamble 2 – West of Hamble Lane (south of Hamble Primary School)

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The northern area of this strategic location is within 400m of the Sea Scout Hut. The rest of this location is within 800m of this community facility and Hamble Village Memorial Hall to the south east of this location; therefore, a negligible (0) effect is likely.
2.2 Are health facilities available locally?	--	This strategic site is over 1.0km distance to any existing healthcare facility; therefore, a significant negative (--) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	--?	The strategic location currently comprises a significant area of sports pitches which would be lost if this area was development. Therefore a significant negative effect is likely. It is possible that replacement pitches may be identified, therefore an uncertain effect is identified.
2.4 Is public open space available locally?	--/+	This strategic location is within 300m of Royal Victoria Country Park adjacent to the north western area of this location and a small area of open space at Sydney Avenue to the east. However, development at this strategic location will result in the loss of Mount Pleasant Recreational site. Therefore a mixed (minor positive and significant negative (+/--)) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	There is a footpath crossing the central area of this strategic location, linking it to Colledge Copse and Hamble Lane. A cycle route forming part of the Eastleigh Cycle Network also passes the eastern part of this location on Hamble Lane; therefore, a minor positive (+) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is over 1.2km from a major rail station; therefore a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	0	Hamble station is 590m north of this strategic location; therefore a negligible (0) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is over 600m from any frequent bus route; therefore a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	+	This strategic location is adjacent to the semi-frequent bus service. First Bus operate route 6 serving Hamble-Netley-Hedge End. Therefore, a minor positive (+) effect is likely.

SA objective/ criterion		Justification
3.1 (e) Is the location close to a major employment centre?	++	The southern area is adjacent to GE Aviation major employment centre and this strategic location is within 390m of Ensign major employment centre to the south east. Therefore a significant positive (++) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	This strategic location could be suitable for employment floorspace. However, the site promoter has not stated this as part of the proposals for this location. Therefore, a negligible (0) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this strategic location will not result in any loss of existing employment land therefore a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is identified for residential use only, is located outside district and local centres and will therefore not result in any loss of a primary shopping area. Therefore a negligible (0) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic location is over 1200m from a major rail station; therefore a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	0	Hamble station is 590m north of this strategic location; therefore a negligible (0) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is over 600m from any frequent bus route; therefore a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	This strategic location is adjacent to a semi-frequent bus service. First Bus operate route 6 serving Hamble-Netley-Hedge End, to the east. Therefore, a minor positive (+) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The southern area of this strategic location is adjacent to GE Aviation major employment centre, while the Ensign Way major employment centre is 390m to the south east. Therefore a significant positive (++) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	The strategic location is for residential uses only and therefore a negligible (0) effect is likely, in relation to this objective.
4.6 Are health facilities available locally? (same score as 2.2)	--	This strategic site is over 1.0km distance to any existing healthcare facility; therefore, a significant negative (--) effect is likely.
4.7 Are shopping and related services available locally?	+	Most of this strategic location is adjacent to the Coronation Parade local centre to the south east; therefore, a minor positive (+) effect is likely.
4.8 Is the location close to a Primary school?	+	The north eastern area of this location is adjacent of Hamble Primary School. The rest of this location is within 400m of this primary school facility, therefore a minor positive (+) effect is likely.
4.9 Is the location close to a Secondary school?	+	The northern part of this strategic location is within 800m of Hamble Community Sports College, to the north west of this location; therefore, a minor positive (+) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as	+	There is a footpath crossing the central area of this strategic location, linking it to College Copse and

SA objective/ criterion		Justification
2.5)		Hamble Lane. A cycle route forming part of the Eastleigh Cycle Network also passes the eastern part of this location on Hamble Lane; therefore, a minor positive (+) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no significant geographical barriers on the most direct walking route to any destination. Therefore a minor positive (+) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Most of this strategic location is within an area of potential Sharp Sand and Gravel resource. The whole site is also within an area of River Terrace Deposit, identified as a Mineral Consultation Area in the Hampshire Minerals and Waste Plan 2013. Development at this location could prevent future mineral extraction therefore a minor negative (-) effect is likely. This effect is uncertain as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.
5.2 Will it result in the loss of higher grade agricultural land?	0	This strategic location is not classified as agricultural land therefore a negligible (0) effect is likely.
5.3 Will it use previously developed land?	-	This strategic location is located on greenfield and land; therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to obtaining further information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	This strategic location could be affected by the noise and traffic movements at GE Aviation located adjacent. This location does not fall within an AQMA. Therefore a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
6.2 Will development increase pollution?	-?	Development at this location is likely to impact traffic flows and volumes on nearby roads such as Hamble Lane. Local air quality could be affected, including the Hamble Lane AQMA. A detailed air quality assessment is required to determine impacts on existing air quality. Therefore, a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and

SA objective/ criterion	Justification	
		enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The eastern area of this strategic location contains a small area that is mostly subject to 'less' surface water flooding. Therefore a minor negative (-) effect is likely. This effect is uncertain as it would depend on the ability of the design and layout of the particular development proposal to avoid or mitigate flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change. Therefore a negligible effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	0	This strategic location is over 200m from any HRA screening zone; therefore a negligible (0) effect is likely.
10.2 Is the location within 200m of a SSSI?	0	This strategic location is over 200m from any SSSI designation; therefore a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	This strategic location is over 200m from any Local Nature Reserve; therefore a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	West Wood SINC lies adjacent to the west of the strategic location. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	Solent Biodiversity Opportunity Area lies adjacent to the west of this location. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	There is a large area of ancient woodland within the West Wood SINC. The hedgerows on site could harbour dormice and be used as a foraging corridor by badger, reptiles, and bat species. A negative (-) effect could occur, but is uncertain (?) prior to obtaining further information on existence of species and the design/layout of any development proposals.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	Solent Biodiversity Opportunity Area adjacent to west. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.

SA objective/ criterion		Justification
10.8 Will the development adversely affect ancient woodland?	-?	West Wood (ancient woodland) lies adjacent to the west. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	There are TPOs within the site. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a footpath crossing the central area of this strategic location, linking it to College Copse and Hamble Lane. A cycle route forming part of the Eastleigh Cycle Network also passes the eastern part of this location on Hamble Lane; therefore, a minor positive (+) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development in this strategic location would extend the settlement of Hamble westwards towards the Royal Victoria Country Park but would still leave a substantial gap between the settlements of Hamble and Hound. There would not be an impact on the gap between Hamble and Bursledon. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	There would be an urbanisation of predominately open recreation land on the western edge of Hamble. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.4 Will it have an impact on locally important views and settings?	-?	This strategic location is highly visible from Hamble Lane and adjoining rights of way and minor access roads. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.

SA objective/ criterion	Justification	
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	There is a Grade II* listed building (Sydney Lodge) to the south of the site. There is therefore a potential but uncertain (?) negative (-) impact that may require mitigation.

Hedge End 1 – West of Woodhouse Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There would appear to be scope in this location for provision of other elements of identified housing need. However, the site promoter has not specified whether they propose to meet other such elements of identified housing need. Therefore a minor positive effect (+) is likely, but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	++	This strategic location is within 800m of four community halls including Botley Centre to the south and Drummond Community Centre to the north-west. There is also potential to provide a new community facility within this site. Therefore, a significant positive (++) effect is likely.
2.2 Are health facilities available locally?	+	The northern part of this strategic location is within 1.0km of St Lukes Surgery in the north west. The south eastern area of the location is also within 1.0km of Botley Health Centre. Therefore, a minor positive (+) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+	There is scope in this location for provision of sports pitches and facilities therefore a minor positive effect (+) could occur. However, site promoters have not indicated that sports pitches would be provided as part of development at this location. Therefore, this effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	This strategic location is for mixed use development, including 11ha of new open space. In addition, most of the western area of this strategic location is within 300m of public open space in the form of a series of corridors along Watkin Road, Giles Close, Locke Road and Bottom Copse. The far southern part of this location is also within 300m of the Pavilion Way recreational facility. The rest of this strategic location is within 800m of these public open space facilities. Therefore a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	There is a bridleway in the central area of this strategic location, which links the location through to Holmesland Lane, Botley to the south-east and to the settlement of Hedge End at Shamblehurst Lane in the north-west. A cycle route forming part of the Eastleigh cycle network is also located adjacent to the western area of the site linking the location to the settlement at Shamblehurst Lane and to Woodhouse Lane. Given these opportunities to connect to the footpath and cycle network, a positive (+) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	+	Hedge End station is approximately 680m to the north of this strategic location; therefore a minor positive (+) effect is likely.

SA objective/ criterion		Justification
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This site is over 600m from a frequent bus service; therefore a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The north western area of this location is within 300m of First Bus route 8 serving Hedge End-West End-Townhill Park-Southampton (the Hedge End to West End section is likely to be withdrawn in the short to medium term due to low usage). The rest of this strategic location is over 300m distance to a semi-frequent bus service. Therefore a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	+	This strategic location includes residential development and the western area is located within 1.0km of Hedge End Industrial Area. Therefore, a minor positive (+) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	The location would be unsuitable for additional employment floorspace and no new floorspace is being considered. Therefore a minor negative (-) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this strategic location will not result in any loss of existing employment land therefore a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	+?	This strategic location is identified for residential use, primary school and the potential for a new local centre. Therefore, a minor positive (+) effect is likely. Although, the effect of this provision on existing services is uncertain at this time.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	+	Hedge End station is approximately 680m to the north of this strategic location; therefore a minor positive (+) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is over 600m from a frequent bus service; therefore a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The north western area of this location is within 300m of First bus route 8 serving Hedge End-West End-Townhill Park-Southampton (the Hedge End to West End section is likely to be withdrawn in short to medium term due to low usage). The rest of this strategic location is over 300m to a semi-frequent bus service. Therefore a minor positive (+) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	This strategic location could accommodate a significant amount of residential development. The north western area is located between 400-1.0km of Hedge End Industrial Area. Therefore, a minor positive (+) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	Employment is not currently proposed at this strategic location; a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	The northern part of this strategic location is within 1.0km of St Lukes Surgery in the north west. The south eastern area of the location is also within 1.0km of Botley Healthcare Centre. Therefore, a

SA objective/ criterion		Justification
		minor positive (+) effect is likely.
4.7 Are shopping and related services available locally?	+++	<p>The north western area of this strategic location is within 800m of St Lukes Close/ Shamblehurst Lane local centre. The rest of this location is over 800m distance from a town, district or local centre.</p> <p>There is however potential within this site to make provision for a new local centre although at this time delivery is uncertain and it will depend upon the development proposals put forward.</p> <p>Overall, the location is therefore assessed as having a significant positive effect with uncertainty (++?).</p>
4.8 Is the location close to a Primary school?	++	<p>This strategic location is for mixed use , including the provision of new primary school facilities. In addition, the western area is adjacent to Berrywood Primary School. Aside from the far eastern edge of this location, most of this site is within 800m to Berrywood Primary School to the west. Therefore, a significant positive (++) effect is likely.</p>
4.9 Is the location close to a Secondary school?	+	<p>Wildern Secondary School is located just under 800m from the south-western part of this strategic location. There are recognised capacity issues at Wildern School and further work will need to be undertaken regarding secondary school provision. Therefore, a minor positive (+) effect is likely.</p>
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	<p>There is a bridleway in the central area of this strategic location, which links the location through to Holmesland Lane, Botley to the south-east and to the settlement of Hedge End at Shamblehurst Lane in the north-west. A cycle route forming part of the Eastleigh Cycle Network is also located adjacent to the western area of the site linking the location to the settlement at Shamblehurst Lane and to Woodhouse Lane. Given these opportunities to connect to the footpath and cycle network, a positive (+) effect is likely.</p>
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	<p>There are no significant geographical barriers on the most direct walking route from the strategic location to the key destinations and facilities of Hedge End and Botley. Lighting and width of footpaths are not ideal at present but capable of improvement. A minor positive effect is likely.</p>
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	<p>The southern area of this strategic location contains two areas of potential Sharp Sand and Gravel Resource. These have been safeguarded in the Hampshire Minerals and Waste Local Plan 2013. These sites are also River Terrace Deposit areas identified as Consultation Areas in the Hampshire Minerals and Waste Local Plan 2013. Development at this strategic location could prevent future mineral extraction therefore a minor negative (-) effect is likely. This effect is uncertain as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.</p>
5.2 Will it result in the loss of higher grade agricultural land?	-	<p>Most of this strategic site is located on medium quality (Grade 3a or 3b) agricultural land, aside from a small area in the south west which is located on higher agricultural quality land (Grade 2). Therefore a minor negative (-) effect is likely.</p>

SA objective/ criterion		Justification
5.3 Will it use previously developed land?	-	This strategic location is located on greenfield land; therefore a minor negative (-) is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to obtaining further information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	This location could be affected by noise from the railway line. It is noted that railway is largely in a cutting at the point and effects are likely to be minor. Botley Cleansing Services is located nearby; therefore an odour assessment would need to be carried out to consider the impacts to the development from this established use. This location is not within an AQMA. Overall, a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
6.2 Will development increase pollution?	-?	Development at this location is likely to impact traffic flow and volume on nearby roads and could impact on air quality including nearby existing Air Quality Management Area (Botley). A detailed air quality assessment would be required to determine impacts on existing air quality. Therefore a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	This strategic location is a greenfield site with some green infrastructure assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of green infrastructure. However, the design of development including new open space and links to the wider green infrastructure network has potential to achieve improvements to green infrastructure. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	This strategic location contains areas of Flood Zones 2 and 3 focussed around a watercourse. Therefore a minor negative (-) effect is likely. However, there are also areas of 'intermediate' surface water flooding risk, which increases the potential negative effects in relation to flood risks, albeit that these are also focussed around the watercourse. Therefore overall a significant negative (--) effect is likely. This effect is uncertain as it would depend on the ability of the design and layout of the particular development proposal to avoid or mitigate flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change therefore a negligible (0) effect is likely.

SA objective/ criterion	Justification	
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	--?	This strategic location contains a watercourse, which is no further than 8km upstream of a European site. Therefore a significant negative (--) effect is likely. This effect is uncertain as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.2 Is the location within 200m of a SSSI?	0	This strategic location is not within 200m of any SSSI designated sites; therefore a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	This strategic location is not within 200m of any Local Nature Reserve; therefore a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	Bushy Copse SINC is incorporated within this strategic location dissecting the site through the middle. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	Other than the SINC habitats within this strategic location, it appears to be agricultural with little biodiversity benefit. The exception to this is the bushy hedgerows / woodland strips present along some of the boundaries that link into and extend the habitats within the SINC.
10.6 Will the development adversely affect protected species?	-?	Due to the woodland and hedgerow network and the long grass habitat adjacent to the hedgerows and within the SINC, there are opportunities for badger, reptiles, and bat species to be using this complex. Dormice are known to be present within the locality. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The Wildern Priority Biodiversity Link incorporates the SINC and provides buffering. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.8 Will the development adversely affect ancient	-?	Ancient woodland is identified within this location, although there is no indication that loss of this

SA objective/ criterion		Justification
woodland?		ancient woodland is proposed. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees within the site therefore a negligible effect is likely (0)
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a bridleway in the central area of this strategic location, which links the location to Holmesland Lane, Botley to the south-east and to the settlement of Hedge End at Shamblehurst Lane in the north-west. A cycle route forming part of the Eastleigh Cycle Network is also located adjacent to the south-western area of the site, linking the location to Hedge End at Shamblehurst Lane and to Woodhouse Lane. Given these opportunities to connect to the footpath and cycle network, a positive (+) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	This strategic location is a greenfield site with some green infrastructure assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of green infrastructure. However, the design of development including new open space and links to the wider green infrastructure network has potential to achieve improvements to green infrastructure. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development in this strategic location is likely to diminish the separation between the settlements of Hedge End, Boorley Green and Botley. The eastern part of this location is located at the narrowest part of the gap between settlements which may be further eroded by the construction of a new bypass. A negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this location is unlikely to have an impact on the National Park. Therefore a negligible (0) effect is likely.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	Development in this location will have an effect on the open undeveloped character of the landscape north and south of the vegetation lining the stream course running through the site. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.4 Will it have an impact on locally important views	-?	Development is likely to be evident from the road

SA objective/ criterion		Justification
and settings?		bridge crossing the railway, from Woodhouse Lane and public rights of way as well as from the edge of the settlement. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Whilst the historic park/garden of Botleigh Grange is to the south, there are no heritage assets within the strategic location. Therefore a negligible (0) effect is likely.

Hound 1 – South of Bursledon

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There is scope in this location for provision other elements of identified housing need. Site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The north eastern area of this strategic location is within 400m of two community halls including The Pilands Wood Centre and Bursledon Scout and Guide Headquarters. The rest of this location is within 800m of these community facilities plus Hound Parish Hall to the west and Hype Youth Centre to the south. Therefore, a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	+	This strategic location is within 1.0km of several healthcare facilities including the Blackthorn Health Centre to the south and the Lowford Centre to the north of this location. Therefore, a minor positive (+) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	There is scope in this location for provision of sports pitches and facilities therefore a minor positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this location. Therefore, the effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	+	The northern and eastern area of this strategic location is within 400m of three open spaces including Mallards Moor adjacent to the far eastern edge of this location, Hungerford public open space further to the east and Cunningham Gardens to the north-west. The rest of this strategic location is within 800m of these public open space facilities. Therefore, a minor positive (+) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	There is a footpath bisecting the western boundary of this strategic location linking it to Pound Road and Hound Way. A cycle route forming part of the Eastleigh Cycle Network crosses this location, providing routes to the north and south along Hamble Lane. Therefore, a minor positive (+) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is over 1200m from a major rail station; therefore a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	+	The far northern edge of this strategic location is within 600m of the First Bus route serving X4/X5

SA objective/ criterion		Justification
		Southampton-Bursledon-Fareham- Portsmouth/ Gosport; therefore, a minor positive (+) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is over 300m from a semi-frequent bus service. Therefore a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is over 1.0km from a major employment centre; therefore a minor negative (-) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This location has not been favourably considered for employment as part of the SLAA. The site promoter has not stated if employment would be part of development at this location. Therefore, a minor negative (-) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this strategic location will not result in any loss of existing employment land therefore a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is identified for residential use only and is located outside district and local centres and will therefore not result in any loss of a primary shopping area. Therefore a negligible (0) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic location is over 1200m from a major rail station; therefore a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This Strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	+	The far northern edge of this strategic location is within 600m of the First Bus route X4/X5 serving Southampton-Bursledon-Fareham- Portsmouth/ Gosport; therefore, a minor positive (+) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is over 300m from a semi-frequent bus service. Therefore a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is over 1.0km from a major employment centre; therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	This strategic location is for residential use only; therefore a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	This strategic location is within 1.0km of several healthcare facilities including both sites of the Blackthorn Health Centre to the south of this location. Therefore, a minor positive (+) effect is likely.
4.7 Are shopping and related services available locally?	+	The eastern half of this strategic location is within 400m of Pilands Wood local centre in Bursledon and within 800m of Lowford village centre in Bursledon. The rest of this location is within 800m of Pilands Wood in Bursledon. Therefore, a minor positive (+) effect is likely.
4.8 Is the location close to a Primary school?	0	The north eastern area of this location is within 800m of Bursledon Junior School and Bursledon Church Of England Infant School. The rest of this location is

SA objective/ criterion		Justification
		over 800m from any primary school facility, therefore a negligible (0) effect is likely.
4.9 Is the location close to a Secondary school?	+	Most of this strategic location is within 800m of Hamble Community Sports College, to the south. The rest of this location is within 1.6km of this secondary school facility, therefore a minor positive (+) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a footpath bisecting the western boundary of this strategic location linking it to Pound Road and Hound Way. A cycle route forming part of the Eastleigh Cycle Network crosses this location, providing routes to the north and south along Hamble Lane. Therefore, a minor positive (+) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers on the most direct walking route to any destination. Therefore a minor positive (+) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Most of this strategic location is within an area of potential Sharp Sand and Gravel Resource, which has been safeguarded in the Hampshire Minerals and Waste Plan 2013. This is also a River Terrace Depository Consultation Area, identified in the Hampshire Minerals and Waste Local Plan. Development at this location could prevent future mineral extraction therefore a minor negative (-) effect is likely. This effect is uncertain as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.
5.2 Will it result in the loss of higher grade agricultural land?	-	This strategic site is located on medium quality (Grade 3a or 3b) agricultural land; therefore a minor negative (-) effect is likely.
5.3 Will it use previously developed land?	+/-	This strategic location is located on both greenfield and previously developed land; therefore, a mixed-minor positive and minor negative (+/-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to obtaining further information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	This strategic location could be significantly affected by noise from road traffic on Hamble Lane. It is in proximity to a restored former landfill site and a detailed site investigation is required but should be able to manage potential pollution effects through remedial measures. This location is not within the Hamble Lane AQMA. Overall, a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
6.2 Will development increase pollution?	--?	Due to the scale of the proposed development, increases in car use are likely to significantly impact on a nearby existing Air Quality Management Area. A

SA objective/ criterion		Justification
		detailed air quality assessment would be required to determine impacts on existing air quality. Therefore a significant negative (--) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	This strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	This strategic location contains areas of 'less' surface water risk. Therefore a minor negative (-) effect is likely. This effect is uncertain as it would depend on the ability of the design and layout of the particular development proposal to avoid or mitigate flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change therefore a negligible (0) effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	0	This strategic location is not within the HRA screening zone; therefore a negligible (0) effect is likely.
10.2 Is the location within 200m of a SSSI?	0	This strategic location is not within 200m of any SSSI designated sites; therefore a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	This strategic location is not within 200m of any Local Nature Reserve; therefore a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	The western part of this location is adjacent to Priors Hill Brickworks SINC and Priors Hill Reservoir SINC with a small section adjacent to Priors Hill Copse/Hound Grove SINC. Priors Hill Brickworks SINC is designated for its rush pasture, and wet willow and oak woodland. Priors Hill Reservoir contains a reservoir surrounded by oak and hazel woodland which is probably ancient in origin. Finally Priors Hill Copse/Hound Grove SINC is designated for its oak, birch and ash ancient woodland and wet willow Carr. Spear Pond Gully runs throughout the SINC network. The eastern part of this strategic location is adjacent to Lower Pilands Woods SINC which is designated for its ancient Oak/ hazel

SA objective/ criterion		Justification
		woodland and alder Carr. This is part of a larger complex of ancient woodland which incorporates the Hungerford Stream. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	All SINCs within the complexes detailed above are incorporated into the Hamble Estuary Priority Biodiversity Areas (PBA). However, this does not extend into the strategic location. To enhance the adjacent PBA there are opportunities to establish woodland connections through this location. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	Reptiles may be present at the boundaries of the strategic location. A minor negative (-) effect could occur but this is uncertain (?) prior to obtaining further information on design/layout.
10.6 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	Hamble Estuary PBA lies to east and west of this strategic location. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
10.7 Will the development adversely affect ancient woodland?	-?	Ancient woodland is identified adjacent to this strategic location, although there is no indication that loss of this ancient woodland is proposed. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	There are tree preservation orders on the western boundary of the strategic location. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a footpath bisecting the western boundary of this strategic location linking it to Pound Road and Hound Way. A cycle route forming part of the Eastleigh Cycle Network crosses this location, providing routes to the north and south along Hamble Lane. Therefore, a minor positive (+) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	This strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to

SA objective/ criterion		Justification
		obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development in this strategic location will have the effect of extending the Bursledon settlement edge further south and development either side of Hamble Lane is likely to reduce the perceived separation between Hamble, Bursledon and Hound when viewed from Hamble Lane, Hound Road and public footpaths in the area. The effect on the gap between Bursledon and Hound is likely to be more significant because of the closer proximity of these settlements. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park. Therefore a negligible effect is likely.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	Development in this strategic location will have an impact on the predominantly open character of the coastal plain landscape although the land slopes downwards towards the north eastern corner which helps to mitigate the impact. The land on both sides of Hamble Lane includes a mix of hedgerows and small buildings within the surrounding more open landscape. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.4 Will it have an impact on locally important views and settings?	-?	Development in this location is likely to be evident from Hamble Lane, local footpaths and the urban edge. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	The eastern boundary of this strategic location adjoins the Old Bursledon Conservation Area. A bunker is also located at the southern boundary of this location. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.

West End 1 - Land east and west of Allington Lane, north of the railway line

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	The location is more than 800m from the nearest community facilities; therefore a minor negative (-) effect is likely. It is noted that a new local centre as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
2.2 Are health facilities available locally?	--	The location is more than 1,000m from the nearest health facilities; therefore a significant negative (- -) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	There is scope in this strategic location for provision of sports pitches and facilities therefore a positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location. Therefore effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	The northern, eastern and western areas of this strategic location are within 800m of public open space. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	In the eastern half of this strategic location two footpaths bisect from east to west. There are not public rights of way to the west of Allington Lane at this strategic location. There are no opportunities, in isolation, to connect directly to cycle paths which form part of the Eastleigh Cycle Network to this strategic location along Allington Lane. Therefore, a negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	The location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor

SA objective/ criterion		Justification
		negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	There are some small employment premises along Allington Lane. Location could well be suitable for further employment floorspace. However, the site promoter has not indicated if the existing employment would be retained or if any new employment would be included as part of development. Overall, a negligible (0) effect is likely, although this is uncertain at this stage.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	Small scale and low cost employment units currently along Allington Lane likely to be lost; therefore a minor negative (-) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	There would be no change in the amount of commercial uses in town, district and local centres; therefore, a negligible (0) effect is likely. It is noted that development in this strategic location could increase the catchment of existing centres and the new local centre proposed on land east of Horton Heath, however this is uncertain due to distance from these centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic locations is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	The location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1,000m from the nearest major employment centre. Therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	There is no significant employment use; therefore, a minor negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	--	The strategic location is more than 1,000m from the nearest health facilities; therefore a significant negative (-) effect is likely.
4.7 Are shopping and related services available locally?	-	This strategic location is more than 800m from the nearest shopping and related facilities. Therefore, a minor negative (-) effect is likely. It is noted that a new local centre as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.8 Is the location close to a Primary school?	-	The location is more than 800m from the nearest primary school. Therefore a minor negative (-) effect is likely. It is noted that a new primary school as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit

SA objective/ criterion		Justification
4.9 Is the location close to a Secondary school?	0	This majority of this strategic location is within 1600m of Wyvern College. Therefore a negligible (0) effect is likely. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision. It is noted that a new secondary school as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	In the eastern half of this strategic location two footpaths bisect from east to west. There are not public rights of way to the west of Allington Lane at this strategic location. There are no opportunities, in isolation, to connect directly to cycle paths which form part of the Eastleigh Cycle Network to this strategic location along Allington Lane. Therefore, a negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The primary route to the nearest settlement and its facilities and services is via Allington Lane to Fair Oak. This route has fast traffic along a narrow lane, with limited lighting and pavements. A minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Areas designated for HCC Minerals Safeguarding and as part of the HCC Minerals Consultation Area are identified at the boundary of the site to the north, east and west. Development could potentially have a minor negative (-) effect access to the potential mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these potential minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	-	The strategic location is predominantly Grade 4 agricultural land to the west of Allington Lane and to the east of Allington Lane it is predominantly Grade 3 agricultural land. Overall, a minor negative (-) effect is likely.
5.3 Will it use previously developed land?	+/-	The majority of the strategic location is previously undeveloped. However, the location does include agricultural related buildings and has uses including a fruit farm, garden centre and Allington Manor Business Centre. Therefore a mixed (+/-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	There are no AQMAs which would be affected by this strategic location. The railway line is adjacent to the south of this strategic location which would have the potential to have an adverse noise impact upon development at this strategic location. A minor negative (-) effect is likely, but is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation measures.

SA objective/ criterion		Justification
6.2 Will development increase pollution?	- -?	Given the scale of the strategic location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town. Pollution from a significant increase in vehicles could impact local air quality generally, the Eastleigh AQMA, and the nature conservation interests of the River Itchen SAC. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain. A significant negative (- -) effect could occur, although is currently uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	Areas identified in Flood Zones 1 and 2 are on the north, east and west edges of this strategic location. Areas of 'less' or 'intermediate' risk of surface water flooding are found in small areas across this strategic location. Therefore, a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	- -?	Watercourses are identified along the edges of this strategic location and into the location in the western part of the location. A significant negative (- -) effect could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	- -?	The River Itchen SSSI is adjacent to the west of this strategic location; therefore, a significant negative (- -) effect is likely and mitigation may be required (?).

SA objective/ criterion		Justification
10.3 Is the location within 200m of a Local Nature Reserve?	0	The location is not within 200m of a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	Allington Lane Pond SINC which contains a woodland pond situated on the southern boundary of a neutral meadow. Hearts Copse SINC is designated for its ancient woodland which is currently unmanaged. Hearts Copse is likely to be important for great crested newts. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	Historic surveys indicate that the grassland within the site contains areas of herb rich, damp or rush dominated grassland. The hedgerow network within these sites appears damaged but there is potential for restoration. A minor negative (-) effect is likely, although this is uncertain (?) prior to further obtaining information on design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	Protected species likely to be present at this strategic location include, but are not limited to: otters, dormice, great crested newts, bats, water voles, and reptiles. A minor negative (-) effect is likely but is uncertain (?) prior to obtaining further information on layout/design and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The Chalcroft Priority Biodiversity Link runs along the eastern and south western edges of this strategic location. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	-?	Hearts Copse SINC is designated for its ancient woodland which is currently unmanaged. There could be opportunities for enhancement by improved management. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees present within or in the vicinity of this strategic location; therefore, a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	In the eastern half of this strategic location two footpaths bisect from east to west. There are no public rights of way to the west of Allington Lane at this strategic location. There are no opportunities, in isolation, to connect directly to cycle paths which form part of the Eastleigh Cycle Network to this strategic location along Allington Lane. Therefore, a negligible (0) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive

SA objective/ criterion		Justification
		(+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	Development at this strategic location could contribute to the coalescence of development west of Horton Heath with Bishopstoke/Fair Oak. A minor negative (-) effect is likely, although uncertain prior to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-	The open land in the Itchen Valley would be affected and the open land east of Allington Lane north of the railway. A minor negative (-) effect is likely, although uncertain prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-	Visibility of development within the open land on both sides of Allington Lane and possibly across the Itchen Valley is likely. A minor negative (-) effect is likely, although uncertain prior to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Allington Manor Historic Park and Garden is present within in the south western area of this strategic location. There are also two prehistoric enclosures located toward the centre of the location. A minor negative (-) effect could occur, but is uncertain (?) prior to obtaining further information on design/layout.

West End 2 - North of Moorgreen Road and between Bubb Lane and Burnetts Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The west of this strategic location is within 800m of Moorgreen Youth Club; therefore a negligible (0) effect is likely.
2.2 Are health facilities available locally?	+	The west of the strategic location is within 1000m of West End GP Surgery. Therefore, a minor positive (+) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	There is scope in this strategic location for provision of sports pitches and facilities, therefore a positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location. Therefore effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	0	The strategic location is within 800m of a number of areas of public open space including: Moorgreen Recreational ground, Dowds Farm and Moorgreen Meadows. Therefore, a negligible (0) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	Two footpaths bisect the strategic location from north west to south east. The footpath further to the north east connects to a cycle route which is part of the Eastleigh Cycle Network. The potential to explore an upgrade to the existing footpath or providing a new connection to the nearby cycle route. Therefore, a minor positive (+) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	++	This strategic locations is within 1,200m of Hedge End rail station; therefore a significant positive (++) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The south east edge of this strategic location is just within 300m of the First 8 bus service connecting Hedge End to Southampton via West End. Because the significant majority of the location is further

SA objective/ criterion		Justification
		than 300m, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) negative effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This strategic location has not been considered for employment as part of the SLAA. The site promoter has not stated if employment would be part of development at this strategic location. Therefore, a minor negative (-) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	No net loss of existing employment land would result in development of this strategic location; therefore, a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	There would be no change in the amount of commercial uses in town, district and local centres; therefore, a negligible (0) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	++	This strategic location is within 1,200m of Hedge End rail station; therefore a significant positive (++) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	The location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The south east edge of this strategic location is just within 300m of the First 8 bus service connecting Hedge End to Southampton via West End. Because the significant majority is further than 300m, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) negative effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	There is no significant employment use; therefore, a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	The west of the location is within 1,000m of West End GP Surgery. Therefore, a minor positive (+) effect is likely.
4.7 Are shopping and related services available locally?	-	This strategic location is more than 800m from the nearest shopping and related facilities. Therefore, a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	+	The west of this strategic location is within 400m of St James Church of England Primary School. Therefore, a minor positive (+) effect is likely. The majority of the rest of this location is within 800m of either St James Church of England Primary School or Wellstead Primary School.
4.9 Is the location close to a Secondary school?	0	This strategic location is more than 1,600m from the nearest secondary school; therefore a minor negative (-) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	Two footpaths bisect this strategic location from north west to south east. The footpath further to the north east connects to a cycle route which is part of the Eastleigh Cycle Network. There is potential to explore an upgrade to the existing

SA objective/ criterion		Justification
		footpath or providing a new connection to the nearby cycle route. Therefore, a minor positive (+) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	--	The M27 to the south and railway line to the north are somewhat of a barrier to facilities and services in West End and new facilities expected to come forward as part of development to the west of Horton Heath. Main roads run broadly north east to south west and act as a barrier to direct east-west movement between this strategic location and the facilities and services of Hedge End. Footpaths connect through from this strategic location to Hedge End, but poor lighting and lack of natural surveillance limit these routes for regular day-to-day use. Therefore, a significant negative (--) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	This strategic location is not an area safeguarded for minerals extraction or in a minerals and waste consultation area; therefore a negligible (0) effect is likely.
5.2 Will it result in the loss of higher grade agricultural land?	--?	The majority of the strategic location is grade 3 agricultural land, however there is a small area (less than 0.5ha) of grade 2 land is present at the eastern edge of this strategic location. Therefore there is potential for a significant negative (--) effect, however this is uncertain (?) before design and layout is explored.
5.3 Will it use previously developed land?	-	This strategic location is a previously undeveloped, greenfield location. Therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The east of this strategic location is in close proximity to the railway line, which would have a potentially adverse noise impact upon new development at this location. The location is unlikely to be affected by or have an effect on an AQMA. Overall, a minor negative effect (-) is likely but is uncertain (?) prior to further information on design/layout.
6.2 Will development increase pollution?	--?	Given the scale of the strategic location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town. Pollution from a significant increase in vehicles could impact local air quality generally and the nature conservation interests of the River Itchen SAC. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain. A significant negative (--) effect could occur, although is currently uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.

SA objective/ criterion		Justification
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	Small areas identified at 'less' or 'intermediate' risk of surface water flooding are present at this strategic location. Therefore, a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	--?	Watercourses which are tributaries of the River Itchen bisect this location from north to south; therefore a significant negative effect (-) could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	This strategic location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	This strategic location is not within 200m of a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	0	Development at this strategic location is unlikely to have an adverse impact on a SINC.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	Small pockets of priority habitat are identified within this strategic location. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.

SA objective/ criterion		Justification
10.6 Will the development adversely affect protected species?	-?	Protected species are likely to be present at this strategic location. These include, but are not limited to: otter, water vole and great crested newts. A minor negative (-) effect is likely, but uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The M27 Priority Biodiversity Link is incorporated into the south of the location. Dispersal routes should be kept open within development and habitats within corridors enhanced. A minor negative (-) effect could occur, but this is uncertain (?) prior to obtaining further information
10.8 Will the development adversely affect ancient woodland?	0	Development at this strategic location is unlikely to have an adverse effect (0) on ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees are present within or adjacent to this strategic location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+?	Two footpaths bisect the strategic location from north west to south east. The footpath further to the north east connects to a cycle route which is part of the Eastleigh Cycle Network. The potential to explore an upgrade to the existing footpath or providing a new connection to the nearby cycle route. Therefore, a minor positive (+) effect is likely, but is uncertain (?) subject to consideration of existing footpath upgrades.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development at this strategic location would reduce the gap and separation of Moorgreen and Hedge End. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	Development in this strategic location is likely to have an effect on the open undeveloped character of predominantly open agricultural land close to Moorgreen Road, Bubb Lane and Burnetts Lane. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout.

SA objective/ criterion		Justification
12.4 Will it have an impact on locally important views and settings?	-?	The effect of development at this strategic location is likely to be noticed from Moorgreen Road, Bubb Lane and Burnetts Lane. More direct effects are likely to be experienced from the footpath connections running through the site. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development at this strategic location is unlikely to have an impact on heritage assets (0).

West End 3 - North of West End

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The southern edge of this strategic location is just within 800m of West End Parish Centre and Moorgreen Youth Club; therefore a negligible (0) effect is likely. It is noted that the majority of the site is beyond 800m of community facilities.
2.2 Are health facilities available locally?	+	The south of this strategic location is within 1,000m of West End Surgery. Therefore, a minor positive (+) effect is likely. It is noted that the majority of the location is beyond 1,000m of health facilities.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	There is scope in this strategic location for provision of sports pitches and facilities therefore a positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location. Therefore, the effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	The western area of this strategic location is within 300m of Itchen Valley Country Park, Barnsland Recreation Ground, open space at Barbe Baker Avenue and Megan Green. The majority of the rest of the site is within 800m of these open spaces. An area to the centre of the location, to the north east is beyond 800m of public open space. Site promoters have indicated that a significant area of new open space could come forward as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There are three entry points via footpaths to this strategic location. There are no direct connections to cycle routes which form part of the Eastleigh Cycle Network. Two footpaths connect Burnetts Lane road, which is adjacent to the eastern edge of this strategic location, to a cycle route which is part of the Eastleigh Cycle Network. There is potential to explore an upgrade to the existing footpath or providing a new connection to the nearby cycle route. A negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station. Therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a

SA objective/ criterion		Justification
		minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	The location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The location is more than 300m from the nearest semi-frequent bus route; therefore a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	--	The location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) negative effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	This strategic location is suitable for employment land and approximately 10,000m ² is suggested for this strategic location. A minor positive (+) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	No net loss of existing employment land would result in development of this strategic location; therefore, a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	There would be no change in the amount of commercial uses in town, district and local centres; therefore, a negligible (0) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This strategic location is more than 1,200m from the nearest major rail station. Therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	The location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The location is more than 300m from the nearest semi-frequent bus route; therefore a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) negative effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	No significant employment use; therefore, a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	The south of this strategic location is within 1,000m of West End Surgery. Therefore, a minor positive (+) effect is likely. It is noted that the majority of the location is beyond 1,000m of health facilities.
4.7 Are shopping and related services available locally?	0	A small area (approx. 5ha) of south west of this strategic location is within 800m of West End Village Centre. Therefore, a negligible (0) effect is likely. It is noted that the majority of the location is beyond 800m.
4.8 Is the location close to a Primary school?	++	A small area (approx. 3ha) of the southern part of this strategic location is within 400m of St James Church of England Primary School. Therefore, a significant positive (++) effect is likely. A small area at the east of this strategic location is within 800m

SA objective/ criterion		Justification
		of Wellstead Primary School. It is noted that the majority of the location is beyond 800m of a primary school.
4.9 Is the location close to a Secondary school?	-	This strategic location is more than 1,600m from the nearest secondary school; therefore a minor negative (-) effect is likely. It is noted that a new secondary school as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There are three entry points via footpaths to this strategic location. There are no direct connections to cycle routes which form part of the Eastleigh Cycle Network. Two footpaths connect Burnetts Lane road, which is adjacent to the eastern edge of this strategic location, to a cycle route which is part of the Eastleigh Cycle Network. There is potential to explore an upgrade to the existing footpath or providing a new connection to the nearby cycle route. A negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	--	The M27 and railway line are somewhat of a barrier to facilities and services in West End and new facilities expected to come forward as part of development at Horton Heath. Main roads run broadly north east to south west and act as a barrier to direct east-west movement between this strategic location and the facilities and services of Hedge End. Footpaths connect through from this strategic location to Hedge End, but poor lighting and lack of natural surveillance limit these routes for regular day-to-day use. Therefore a significant negative (--) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	This strategic location is not an area safeguarded for minerals extraction or in a minerals and waste consultation area; therefore, a negligible (0) effect is likely.
5.2 Will it result in the loss of higher grade agricultural land?	--?	The majority of the location is grade 3 agricultural land; however there is an area of grade 2 land in the centre and in the southern part of the location. Therefore, there is potential for a significant negative (--) effect, however this is uncertain (?) before design and layout is explored.
5.3 Will it use previously developed land?	-	This strategic location is a previously undeveloped, greenfield location. Therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	There are no AQMAs which would be affected by or affect this strategic location. The railway line is adjacent to the north of this strategic location and the M27 adjacent to the south both of which could have potential adverse noise impacts upon new development at this location. A minor negative (-) effect is likely, but is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation measures.

SA objective/ criterion		Justification
6.2 Will development increase pollution?	- -?	Given the scale of the strategic location there is likely to be a significant impact on traffic flows and volumes on nearby roads. Pollution from a significant increase in vehicles could impact local air quality generally and impact the nature conservation interests of the River Itchen SAC. A significant negative (- -) effect could occur, although is currently uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	There is a narrow linear area of land identified in Flood Zone 2 and 3 (three to the north only), which bisects the location from north east to south west. This area is also identified as at 'less' and 'intermediate' risk of surface water flooding. There are additional small areas at 'less' and 'intermediate' risk of surface water flooding in the south, and in the western areas of this strategic location. Therefore a significant negative (--?) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	--?	Watercourses which are tributaries of the River Itchen bisect this location from north to south; therefore a significant negative effect (- -) could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	This strategic location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	This strategic location is not within 200m of a Local Nature Reserve; therefore, a negligible (0) effect is

SA objective/ criterion		Justification
		likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	SINCs are located within and adjacent to this strategic location. A minor negative (-) effect could occur, but this is unclear (?) prior to further information on design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	The Itchen Valley Biodiversity Opportunity Area is adjacent to the north west. There are pockets of priority habitat throughout this strategic location. Consideration should be given to maintain links between these priority habitats. A minor negative (-) effect could occur, but this is unclear (?) prior to further information on design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	Protected species are likely to be present at this strategic location. These include, but are not limited to: otter, water vole and great crested newts. A minor negative (-) effect is likely, but uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The railway line and M27 Priority Biodiversity Links are adjacent to the north and south of this strategic location respectively. A minor negative (-) effect could occur, but this is unclear (?) prior to further information on design/layout and consideration of mitigation and enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	-?	Drummers Copse is designated as SINC for its ancient woodland and is located in the south west of this strategic location. A minor negative (-) effect could occur, but this is unclear (?) prior to further information on design/layout and consideration of mitigation and enhancement opportunities.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Small pockets of TPO trees are located at the west and south west edge of this strategic location. A minor negative (-) effect could occur, but this is unclear (?) prior to further information on design/layout and consideration of mitigation and enhancement opportunities.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+?	There are three entry points via footpaths to this strategic location. There are no direct connections to cycle routes which form part of the Eastleigh Cycle Network. Two footpaths connect Burnetts Lane road, which is adjacent to the eastern edge of this strategic location, to a cycle route which is part of the Eastleigh Cycle Network. There is potential to explore an upgrade to the existing footpath or providing a new connection to the nearby cycle route. Therefore, a minor positive (+) effect is likely, but is uncertain (?) subject to consideration of existing footpath upgrades.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to further information on

SA objective/ criterion		Justification
		design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	There may be erosion of or separation of the settlements of Hedge End and West End as perceived from Moorgreen Road, Burnetts Lane and Bubb Lane. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	Development in this strategic location is likely to have an effect on the open undeveloped character of predominantly agricultural land adjoining the M27. The relatively remote, distinctive wooded high ground around Winslowe House is likely to be affected by development proposals. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	The effect of development is likely to be noticed from the M27, Allington Lane, Quob Lane, Moorgreen Road and the railway corridor. More direct effects are likely to be experienced from the footpath connections running through the site. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	This strategic location includes Winstowe House identified as a Historic Park and Garden and two buildings at Moorgreen Farm with Grade II listing. A minor negative (-) effect could occur, however this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities

West End 4 – South of Cherry Drive, Horton Heath

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	There is scope in this strategic location for provision other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The northern part of this strategic location is within 400m of Horton Heath Community Centre. The rest of this location is within 800m of this community facility. Therefore, a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	--	This strategic location is more than 1.0 km from any healthcare facility; therefore a significant negative (--) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	There is scope in this strategic location for provision of sports pitches and facilities therefore a minor positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this location. Therefore the effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	+	The northern area of this strategic location is within 300m of two public open spaces at Valerian Close/Burnetts Lane and Horton Heath Community Centre to the north. The rest of this location is within 800m of these facilities and others including Cheltenham Gardens to the south and Fir Tree Lane to the north. Therefore, this location is assessed as having a minor positive effect (+).
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There are three footpaths adjacent to the western and south eastern areas of this location. Therefore, a negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	Hedge End railway station is just over 1.2km to the south east of this location. Therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is over 600m from a minor railway station; therefore a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is over 600m from a frequent bus route. Therefore, a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is over 600m from a semi-frequent bus route. Therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment	+	This strategic location is less than 1.0km to the east

SA objective/ criterion		Justification
centre?		of Chalcroft Business Centre. Therefore, a minor positive (+) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This strategic location has not been considered for employment as part of the SLAA. The site promoter has not stated if employment would be part of development at this location. Therefore, a minor negative (-) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this strategic location will not result in any loss of existing employment land therefore a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is identified for residential use only and is located outside district and local centres and will therefore not result in any loss of a primary shopping area. Therefore a negligible (0) effect is likely.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	Hedge End railway station is just over 1.2km to the south east of this location. Therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is over 600m from a minor railway station; therefore a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is over 600m from a frequent bus route. Therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is over 600m from a semi-frequent bus route. Therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	This strategic location is between 400m-1.0km to the east of Chalcroft Business Centre. Therefore, a minor positive (+) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	This strategic location is for residential development only; therefore a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	--	This strategic location is more than 1.0 km from any healthcare facility; therefore a significant negative (--) effect is likely.
4.7 Are shopping and related services available locally?	-	This strategic location is over 800m to any shopping or related service area; therefore, a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	-	This strategic location is over 800m from a primary school facility; therefore, a minor negative (-) effect is likely.
4.9 Is the location close to a Secondary school?	-	The nearest education facility is Kings School Senior Secondary School, which is within 1.6km to the north, however this is a private education facility and therefore a minor negative (-) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There are three footpaths adjacent to the western and south eastern areas of this location. Therefore, a negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	--	The strategic location immediately adjoins Horton Heath but there are few key facilities in this area. The Eastleigh-Fareham railway line is a significant geographical barrier for pedestrians separating this location from key facilities available in Hedge End. A significant negative (--) effect is likely.

SA objective/ criterion		Justification
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	This strategic location is outside an area safeguarded for mineral extraction or where minerals extraction has already taken place. Therefore, a negligible effect (0) is likely in relation to this SA objective.
5.2 Will it result in the loss of higher grade agricultural land?	-	Half of this strategic location is on lower quality (Grade 4) agricultural land, while the other half is located on medium quality (Grade 3a or 3b) agricultural land. Overall, a minor negative (-) effect is likely.
5.3 Will it use previously developed land?	-	The strategic location is located on greenfield land; therefore a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to obtaining further information.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	Based on information currently available, there are no significant noise generating uses which would impact on development at this strategic location and there are no AQMAs in the vicinity; therefore a negligible (0) effect is likely.
6.2 Will development increase pollution?	0	The development does not raise concerns which cannot be addressed by mitigation; therefore a negligible (0) effect is likely.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The strategic location is not in an area subject to surface water flooding or within a flood risk zone. Therefore, this location is assessed as having a negligible (0) effect on this objective.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) change is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification	
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	0	This location is not within the HRA screening area; therefore a negligible (0) effect is likely.
10.2 Is the location within 200m of a SSSI?	0	This location is not within 200m of an SSSI designated site; therefore a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	There are no Local Nature Reserves within 200m of this strategic location; therefore a negligible (0) effect is likely in relation to this SA objective.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	0	Unlikely to have an adverse impact on a SINC; therefore, a negligible (0) effect is likely.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	This strategic location lies entirely within the Chalcroft Priority Biodiversity Link with links to Scoreys Copse to the east. Development at this location would likely result in a minor negative (-) effect although this is uncertain (?) subject to obtaining further information on design/layout.
10.6 Will the development adversely affect protected species?	0	Due to the very short grassland and lack of vegetation this strategic location is unlikely to harbour protected species. A negligible (0) effect is likely.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	This strategic location is important as it sits at a juncture linking different parts of the Chalcroft Priority Biodiversity Link. Development at this location would likely result in a minor negative (-) effect although this is uncertain (?) subject to obtaining further information on design/layout.
10.8 Will the development adversely affect ancient woodland?	0	Unlikely to have an adverse impact on ancient woodland; therefore, a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees are present within or adjacent to this strategic location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There are three footpaths adjacent to the western and south eastern areas of this location. Therefore, a negligible (0) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape,		

SA objective/ criterion		Justification
maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	It is likely that the perceived separation between Horton Heath and Hedge End from the surrounding roads and footpaths would be impacted. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	The predominately open character of this land fronted by scattered dwellings is likely to be significantly changed by development in this strategic location. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	This strategic location is most visible from Burnetts Lane and Blind Lane on the open ground rising from the east. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development at this strategic location is unlikely to have an impact on heritage assets (0).

Appendix 6

Detailed SA matrices for Strategic Growth Options and reasonable alternatives

Option B/C

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This option would provide 5,200 new homes.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	At this stage, no barriers to the delivery of other specialist housing have been identified. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	++	The Council has indicated that this option would include provision of a new community hall.
2.2 Are health facilities available locally?	++	The Council has indicated that all options will provide a new GP surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?/--	<p>This SGO has potential to accommodate provision of sports pitches and sporting facilities, which could result in a minor positive effect. However, the site promoters of these locations have not indicated if such provision will be incorporated. Whilst failure to make new provision would only have a minor negative effect for individual locations, collectively this could result in a significant negative impact due to lack of provision in the area and place strain on existing sporting pitches and facilities.</p> <p>It is noted that development South of Mortimers Lane would result in the loss of East Horton Golf Course. Whilst not generally assessed as part of the Council's Open Space, Sport and Recreation study, it is recognised that golf courses are a sporting facility asset and significant negative effects could also occur through the loss of this facility. The full implications of this would need to be investigated further if this option were to be progressed.</p>
2.4 Is public open space available locally?	++	The Council has indicated that this option would provide 112 ha of publically accessible open space (40% total site area, and more beyond the site boundaries).
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A number of footpaths and bridleways cross the site, but there are no cycleways either within or adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This option is further than 1400m from a major rail station and could not be directly served by rail services.
3.1 (b) Is the location close to a minor rail station?	--	This option is further than 1200m from a minor rail station and could not be directly served by rail services.
3.1 (c) Is the location close to a frequent bus	++	Part of the site lies within 400m of the Bluestar 2,

SA objective/ criterion		Justification
route?		frequent bus route. The Council has indicated that it may be possible for this service to be diverted or extended to serve more of the SGO, but this would need to be agreed with service operators.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The SGO is not within 800m of a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	++	The SGO would provide a new major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	This option would deliver 30,000 sq. m. employment floorspace.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Development of this site would not result in loss of existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	++?	The Council has indicated that this option will include a new district centre and two local centres.
4. Reduce road traffic and congestion through improved accessibility to services, homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	This option is further than 1400m from a major rail station and could not be directly served by rail services.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	This option is further than 1200m from a minor rail station and could not be directly served by rail services.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	Part of the site lies within 400m of the Bluestar 2, frequent bus route. The Council has indicated that it may be possible for this service to be diverted or extended to serve more of the SGO, but this would need to be agreed with service operators.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The SGO is not within 800m of a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The SGO would provide a new major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	-	The SGO is further than 1000 m from a major population centre.
4.6 Are health facilities available locally? (same score as 2.2)	++	The Council has indicated that all options will provide a new GP surgery.
4.7 Are shopping and related services available locally?	++	The Council has advised that this SGO would provide a new district centre, two new local centres, a new 2,300 sq m foodstore and other retail.
4.8 Is the location close to a Primary school?	++	The Council has advised that this option would provide three new primary schools.
4.9 Is the location close to a Secondary school?	++	The Council has advised that this option would provide a new secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A number of footpaths and bridleways cross the site, but there are no cycleways either within or adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no major geographical barriers on the most direct walking routes to the destinations above. In addition, due to the level of infrastructure expected to be delivered at this site, it is anticipated that residents will be able to meet most of their daily and weekly

SA objective/ criterion		Justification
		needs within the SGO.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Part of the site and link road route coincides with a Minerals Consultation Area and smaller parts of the site are within Minerals Safeguarding Areas.
5.2 Will it result in the loss of higher grade agricultural land?	-	This site is generally located on lower quality agricultural land. However, the link road route passes through areas of medium quality (Grade 3) agricultural land.
5.3 Will it use previously developed land?	-?	This SGO consists primarily of greenfield land. There are a few existing buildings in the main part of the site, but it is uncertain whether these will be retained.
5.4 Will it deliver or support allotments or community farms?	+?	The SGO has potential to provide allotments or possibly a community farm. Site promoters have not yet indicated if any provision of allotments or a community farm would form part of development at these locations.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The SGO is not within an AQMA or within 200m of a railway, A road or motorway. A new east-west road link is proposed as part of this SGO, which may reduce traffic and associated pollution along Bishopstoke Road, but may increase air pollution and noise in new areas. Further transport and air quality work is required to investigate this.
6.2 Will development increase pollution?	--?	<p>Due to the scale of development proposed for this Option, a significant negative effect is likely, particularly due to pollution from increased traffic arising from development, which could impact local air quality, the Eastleigh Air Quality Management Area and the nature conservation interest of the River Itchen Special Area of Conservation. A new east-west road link is proposed as part of this SGO, which may reduce traffic and associated pollution along Bishopstoke Road, but may increase air pollution in new areas. Further transport and air quality work is required to investigate this.</p> <p>The Draft Background Paper (2017) indicates that the new link road will avoid overall increases in congestion, although effects will vary locally.</p>
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	The Council has advised that all options will provide new GI, and an area is earmarked for this within the northwest of this site (although additional GI will be provided throughout the site). The site also includes a number of small copses, including Hall Lands Copse, but the Council have stated that there will be no loss of existing woodland.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	There are small areas of the site located within Flood Zones 2 and 3. Most of this is within the area earmarked for provision of GI, but this also includes a small area in the south east of the site. The site also includes some areas of low and intermediate surface

SA objective/ criterion		Justification
		water flood risk. The link road route passes through an area within flood zone 3 and areas of surface water flood risk, particularly associated with the River Itchen.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	The SGO is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	This option could have a range of impacts. This option includes a link road that would cross the River Itchen (designated as a SAC and SSSI). The SGO Draft Background Paper (2017) indicates that the link road and the extra traffic associated with development has potential to lead to negative effects on the River Itchen SAC. The paper also states that there are a number of headwaters on this site that flow into the River Itchen SAC and the Solent SPA/Ramsar/SAC. As part of the HRA process, the Council will consider ways to avoid or mitigate any likely significant effects from these and any other wider issues.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-?	This option includes and is adjacent to a number of SINCS, consisting primarily of woodland. The SGO Draft Background Paper (2017) indicates that development can take place without loss of woodland, or any other effects on the habitat or species it supports.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	A complete network of hedgerows is present, which provide excellent connectivity between the woodland blocks. Development at this location could isolate the small woodland block in the east from the wider woodland/hedgerow network. The strategic location is incorporated into the Stoke Park Priority Biodiversity Area. Land identified as part of the Itchen Valley Biodiversity Opportunity Area is present across the north of the location. Several different protected species could be present at or utilise this strategic location, including but not limited to: great crested newts, bats, otters. Due to the aquatic and hedgerow connections to the SAC, otter may use the sites. The site is also likely to include rough and semi-improved grassland. A minor negative effect is likely, although this is uncertain prior to further information about design/layout and potential mitigation and enhancement opportunities.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	At present, the SINCS on the site are connected by a relatively complete hedgerow network and there is a danger that these woodland blocks could become isolated from the wider network. Connectivity between SINCS and movement corridors for protected

SA objective/ criterion		Justification
		<p>species are particularly important and there is risk that development of this Option could sever these.</p> <p>Undesignated habitats at these locations are also important to protect and link valuable habitats, safeguard natural hydrological processes, and provide broad dispersal corridors for protected species and connections between woodlands within this location and the wider biodiversity network. To minimise negative effects connections between woodlands and movement corridors for species should be retained and buffered.</p> <p>In addition, the Draft Background Paper (2017) indicates that development may have negative impacts on otters, which are likely to traverse the watercourses passing through this site.</p> <p>In addition, GIS data shows that the western part of the site contains PBLs and PBAs, including Stoke Park PBA and Bowlake PBL.</p> <p>A minor negative effect is likely, although this is uncertain prior to further information about design/layout and potential mitigation and enhancement opportunities coming forwards through the development management process.</p>
10.5 Will the development adversely affect ancient woodland?	-?	<p>The SGO Draft Background Paper (2017) states that this option is adjacent to five areas of ancient woodland. Natural England GIS data¹⁰⁹ suggests that there are three areas of ancient woodland within the SGO (two of which are part of the same site and within the area earmarked for GI) and three areas of ancient woodland adjacent to the site (two of these are part of the same site). The SGO Draft Background Paper (2017) indicates that development can take place without loss of woodland, or any other effects on the habitat or species it supports, hence the effect is assessed as minor on the assumption that protection of the ancient woodland would be secured through the allocation policy.</p>
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	<p>A number of TPO trees are present north and east of Fair Oak. However, these occupy a small portion of these locations so it is likely that design and layout of development could accommodate them.</p>
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	<p>A number of footpaths and bridleways cross the site, but there are no cycleways either within or adjacent to the site.</p>
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	<p>The Council has advised that all options will provide new GI, and an area is earmarked for this within the northwest of this site (although additional GI will be provided throughout the site). The site also includes a number of small copses, including Hall Lands Copse, but the Council have stated that there will be no loss of existing woodland.</p>
12. Protect, enhance and manage the character and appearance of the landscape and townscape,		

¹⁰⁹ Magic map: <http://www.natureonthemap.naturalengland.org.uk/magicmap.aspx>, Accessed: 22/02/2018

SA objective/ criterion		Justification
maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	None of the options are within countryside gaps designated in the adopted Local Plan; however, all are of a scale that they could significantly alter the current pattern of town and countryside. The SGO Draft Background Paper (2017) states that this option will retain appropriate gaps with surrounding settlements, proportionate to the scale of these settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	--?	<p>This SGO is likely to have significant negative effects, particularly arising from impacts on the character of the landscape in this area. This location has a strong rural character with generally a clear physical separation from nearby settlements. Development is likely to result in significant urbanisation.</p> <p>Development north and east of Fair Oak would represent a significant growth of Fair Oak, both in terms of land take and population size, which would significantly change the existing character of the village. However, the north/northeastern part of the site of would fill in a 'missing quadrant' of Fair Oak and include a new district centre, positioned to effectively serve existing as well as new development, therefore aiding integration. However, the western part of the site would extend beyond this, over to Crowdhill and Bishopstoke.</p> <p>The proposed east-west connecting road north of Bishopstoke and Fair Oak, which is part of this SGO, is likely to have a significant effect on the landscape and visual character of the area, enclosing wooded countryside on the northern side. There is likely to be significant negative effects with regard to locally important views.</p> <p>For north of Mortimers Lane this particularly relates to its historic rural character, and for south of Mortimers Lane, this particularly relates to the open character due to the golf courses. North of Mortimers Lane has a distinctive and historic field enclosure pattern and includes elevated land to the west, which is a key part of the character of this location.</p> <p>These effects are, however, uncertain because the site specific design and layout details would not be ascertained until decision-making stage. The SGO Draft Background Paper (2017) states that the effect of development on views from the South Downs National Park are expected to be negligible.</p>
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes	-?	The SGO contains and is adjacent to Grade II listed buildings, locally listed buildings, and four archaeological locations. The link road route also

SA objective/ criterion		Justification
and other sites of local importance for heritage?		<p>passes some Grade II or II* listed buildings. Whilst these are already adjacent to a road, the presence of the link road may generate further traffic and therefore affect the settings of these assets.</p> <p>Retaining the setting of listed buildings such as the buildings of Crowdhill Farmhouse and the wooded setting of Lincolns Farmhouse would minimise negative effects. Part of the north of Stoke Park Woods Strategic Location is within the Stoke Woods Deer Park Historic Park and Garden. Further information would be required with regard to the sensitivity of design and landscaping.</p>

Option C

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This option would provide 4,204 new homes.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	At this stage, no barriers to the delivery for specialist housing have been identified. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	++	The Council has indicated that this option would include provision of a new community hall.
2.2 Are health facilities available locally?	++	The Council has indicated that all options will provide a new GP surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?/--	<p>This SGO has potential to accommodate provision of sports pitches and sporting facilities, which could result in a minor positive effect. However, the site promoters of these locations have not indicated if such provision will be incorporated. Whilst failure to make new provision would only have a minor negative effect for individual locations, collectively this could result in a significant negative impact due to lack of provision in the area and place strain on existing sporting pitches and facilities.</p> <p>It is noted that development South of Mortimers Lane would result in the loss of East Horton Golf Course. Whilst not generally assessed as part of the Council's Open Space, Sport and Recreation study, it is recognised that golf courses are a sporting facility asset and significant negative effects could also occur through the loss of this facility. The full implications of this would need to be investigated further if this option were to be progressed.</p>
2.4 Is public open space available locally?	++	The Council has indicated that around 40% of the land in this option would be publically accessible open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A number of footpaths and a bridleway cross the site, but there are no cycleways either within or adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This option is further than 1400m from a major rail station and could not be directly served by rail services.
3.1 (b) Is the location close to a minor rail station?	--	This option is further than 1200m from a minor rail station and could not be directly served by rail services.
3.1 (c) Is the location close to a frequent bus route?	++	Part of the site lies within 400m of the Bluestar 2, frequent bus route. The Council has indicated that it may be possible for this service to be diverted or extended to serve more of the SGO, but this would need to be agreed with service operators.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The SGO is not within 800m of a semi-frequent bus route.
3.1 (e) Is the location close to a major	++	The SGO would provide a new major employment centre.

SA objective/ criterion		Justification
employment centre?		
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	This option would deliver 25,417 sq. m. employment floorspace.
3.3 Will the proposed development result in a net loss of existing employment land, or land, which would be suitable for employment purposes?	0	Development of this site would not result in loss of existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	+++	The Council has indicated that this option will include a new district centre and a new local centre.
4. Reduce road traffic and congestion through improved accessibility to services, homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	This option is further than 1400m from a major rail station and could not be directly served by rail services.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	This option is further than 1200m from a minor rail station and could not be directly served by rail services.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	Part of the site lies within 400m of the Bluestar 2, frequent bus route. The Council has indicated that it may be possible for this service to be diverted or extended to serve more of the SGO, but this would need to be agreed with service operators.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The SGO is not within 800m of a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The SGO would provide a new major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	-	The SGO is further than 1000 m from a major population centre.
4.6 Are health facilities available locally? (same score as 2.2)	++	The Council has indicated that all options will provide a new GP surgery.
4.7 Are shopping and related services available locally?	++	The Council has advised that this SGO would include a new District Centre and local centre, as well as a 2,300 sq m (gross) foodstore and other retail.
4.8 Is the location close to a Primary school?	++	The Council has advised that this option would deliver two new primary schools.
4.9 Is the location close to a Secondary school?	++	The Council has advised that this option would deliver a new secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A number of footpaths and a bridleway cross the site, but there are no cycleways either within or adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no major geographical barriers on the most direct walking routes to the destinations above. In addition, due to the level of infrastructure expected to be delivered at this site, it is anticipated that residents will be able to meet most of their daily and weekly needs within the SGO.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	A large part of the site is located in a Mineral Consultation Area and there are smaller areas of the site within a Minerals Safeguarding Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	This site consists of lower quality agricultural land (Grades 4 or 5).

SA objective/ criterion		Justification
5.3 Will it use previously developed land?	-?	This SGO consists primarily of greenfield land. There are a few existing buildings in the main part of the site, but it is uncertain whether these will be retained.
5.4 Will it deliver or support allotments or community farms?	+?	The SGO has potential to provide allotments or possibly a community farm. Site promoters have not yet indicated if any provision of allotments or a community farm would form part of development at these locations.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The SGO is not located within an AQMA or within 200m of a railway, A-road or motorway.
6.2 Will development increase pollution?	--?	There could also be potential impacts arising from pollution from increased traffic generated by development at these locations, which could adversely affect local air quality, the Eastleigh Air Quality Management Area (AQMA) and the nature conservation interest of the River Itchen SAC. Further work would be required about the transport and associated air quality impacts arising from development at these locations. The Draft Background Paper (2017) recognises that, due to the scale of development, all SGOs are likely to increase traffic congestion somewhere in the Borough and surrounding areas. It is suggested that this may be largely for SGOs other than B/C, as B/C will also provide a new link road.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	The Council has advised that all options will provide new GI. The site also includes a number of small copses, including Hall Lands Copse, but the Council has stated that there will be no loss of existing woodland.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	There is a small area of Flood Zones 3 in the south east of the site. The site also includes some areas of less and intermediate surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	The SGO is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	This option could have a range of impacts. The SGO is around 2.5km from the River Itchen SAC and SSSI. The SGO Draft Background Paper (2017) indicates that the site includes headwaters that flow into the River Itchen SAC and the Solent SPA/Ramsar/SAC via the Hamble. Traffic from the development would cross the Itchen SAC on existing roads. As part of the HRA process, the Council will consider ways to avoid or mitigate any likely

SA objective/ criterion		Justification
		significant effects from these and any other, wider issues.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-?	This option includes three SINCs and is adjacent four more, consisting primarily of woodland. The SGO Draft Background Paper (2017) indicates that development can take place without loss of woodland, or any other effects on the habitat or species it supports.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	A complete network of hedgerows is present, which provide excellent connectivity between the woodland blocks. Development at this strategic location could isolate the small woodland block from the wider woodland/hedgerow network. Several different protected species could be present at or utilise this strategic location, including but not limited to: great crested newts, bats, otters. Due to the aquatic and hedgerow connections to the SAC, otter may use the sites. The site is also likely to include rough and semi-improved grassland. A minor negative effect is likely, although this is uncertain prior to further information about design/layout and potential mitigation and enhancement opportunities.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	At present, the SINCs on the site are connected by a relatively complete hedgerow network and there is a danger that these woodland blocks could become isolated from the wider network. Connectivity between SINCs and movement corridors for protected species are particularly important and there is risk that development of this Option could sever these. Undesignated habitats at these locations are also important to protect and link valuable habitats, safeguard natural hydrological processes, and provide broad dispersal corridors for protected species and connections between woodlands within this location and the wider biodiversity network. To minimise negative effects connections between woodlands and movement corridors for species should be retained and buffered. Further information would be required about design and layout of potential development at these locations. In addition, the Draft Background Paper (2017) indicates that development may have negative impacts on otters, which are likely to traverse the watercourses passing through this site.
10.5 Will the development adversely affect ancient woodland?	-?	There is an area of ancient woodland within the SGO and another adjacent to the northern part of the site. The SGO Draft Background Paper (2017) indicates that development can take place without loss of woodland, or any other effects on the habitat or species it supports, hence the effect is assessed as minor on the assumption that protection of the ancient woodland would be secured through the allocation policy.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	A number of TPO trees are present within the SGO, however these occupy a small portion of the location and it is likely that design and layout of development could accommodate them.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A number of footpaths and a bridleway cross the site, but there are no cycleways either within or adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The Council has advised that all options will provide new GI. The site also includes a number of small copses, including Hall Lands Copse, but the Council has stated that there will be no loss of existing woodland.
12. Protect, enhance and manage the character and		

SA objective/ criterion		Justification
appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	<p>None of the options are within countryside gaps designated in the adopted Local Plan, however all are of a scale that they could significantly alter the current pattern of town and countryside.</p> <p>The SGO Draft Background Paper (2017) states that this option will retain appropriate gaps with surrounding settlements, proportionate to the scale of these settlements.</p>
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	--?	<p>This SGO is likely to have significant negative effects, particularly arising from impacts on the character of the landscape in this area. For north of Mortimers Lane this particularly relates to its historic rural character, and for south of Mortimers Lane, this particularly relates to the open character due to the golf courses. North of Mortimers Lane has a distinctive and historic field enclosure pattern and includes elevated land to the west, which is a key part of the character of this location. However, development would fill in a 'missing quadrant' of Fair Oak and include a new district centre, positioned to effectively serve existing as well as new development, therefore aiding integration.</p> <p>Development at this location could result in significant negative effects to the character of this historic and rural landscape.</p> <p>These effects are, however, uncertain because the site specific design and layout details would not be ascertained until decision-making stage. The SGO Draft Background Paper (2017) states that the effect of development on views from the South Downs National Park are expected to be negligible.</p>
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	<p>North of Mortimers Lane includes Little Dower House, a locally listed building, as is Stroudwood Farmhouse and Mortimer's Farm (including house, barn and granary). It is also noted that the SGO includes land that is within the Fair Oak Historic Park and Garden. Further information would be required with regard to the sensitivity of design and landscaping.</p>

Option D plus greenfield land immediately to the north east of Fair Oak (a)

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This option would provide 3,350 new homes.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	At this stage, no barriers to the delivery of specialist housing have been identified. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	++/+	The Council has indicated that this option would include provision of a new community hall. However, this will only be delivered in the main part of the site, although land immediately to the north east of Fair Oak (a) is within 400m of Fair Oak Library and Acorn Social Club. Therefore, mixed significant positive and minor positive effects have been recorded.
2.2 Are health facilities available locally?	++/0	The Council has indicated that all options will provide a new GP surgery. Whilst this will only be delivered in the main part of the site (Option E), land immediately to the north east of Fair Oak (a) is within 1200m of Stokewood Surgery. Therefore, mixed significant positive and negligible effects have been recorded.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	The SGO could be suitable for provision of sports pitches and facilities, however, the site promoters of these locations have not indicated if such provision will be incorporated.
2.4 Is public open space available locally?	++	The Council has indicated that this option would include nearly 63 ha new publically accessible open space, including provision of open space in both parts of the SGO.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+/0	A number of footpaths cross and are adjacent to the site and a cycleway is also adjacent to, and crosses, the main site. There is a footpath located to the land immediately to the north east of Fair Oak (a), but there are no cycleways within or adjacent to this part of the SGO. Therefore, mixed minor positive and negligible effects have been recorded.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--?	Both parts of the SGO are further than 1400m from a major rail station. However, the southern limit of the main site is adjacent to the Eastleigh-Fareham railway line, which creates the potential for the SGO to be served by rail. This is uncertain, as provision of a new rail station would require approval and agreements from a number of parties, including network rail, and a source of funding. It is considered unlikely that an additional station would be opened within the plan period.
3.1 (b) Is the location close to a minor rail station?	--	Both parts of the SGO are further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	++	Parts of both the main site and land immediately north east of Fair Oak (a) are within 400m of the frequent Blue star 2 bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The SGO is not within 800m of a semi-frequent bus route.

SA objective/ criterion		Justification
3.1 (e) Is the location close to a major employment centre?	++	The SGO would provide a new major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	This option would deliver 30,000 sq. m. employment floorspace.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SGO includes existing small-scale businesses, primarily along Allington Lane, however EBC has indicated that the site would deliver 30,000 sq. m. employment floorspace so it is assumed there will be no net loss of employment space overall.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	++?/+?	The Council has indicated that the main site will include a new district centre. A new local centre will be provided at land immediately north east of Fair Oak (a), but it is uncertain what effect this will have on existing facilities.
4. Reduce road traffic and congestion through improved accessibility to services, homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--?	Both parts of the SGO are further than 1400m from a major rail station. However, the southern limit of the main site is adjacent to the Eastleigh-Fareham railway line, which creates the potential for the SGO to be served by rail. This is uncertain, as provision of a new rail station would require approval and agreements from a number of parties, including network rail, and a source of funding. It is considered unlikely that an additional station would be opened within the plan period.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	Both parts of the SGO are further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	Parts of both the main site and land immediately north east of Fair Oak (a) are within 400m of the frequent Blue star 2 bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The SGO is not within 800m of a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The SGO would provide a new major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	+/-	Small parts of the main site are within 1000m of a major population centre, Eastleigh. Land immediately north east of Fair Oak (a) is further than 1000m from a major population centre.
4.6 Are health facilities available locally? (same score as 2.2)	++/0	The Council has indicated that all options will provide a new GP surgery. Whilst this will only be delivered in the main part of the site (Option E), land immediately to the north east of Fair Oak (a) is within 1200m of Stokewood Surgery. Therefore, mixed significant positive and negligible effects have been recorded.
4.7 Are shopping and related services available locally?	++	The Council has advised that this SGO would provide a new district centre, as well as a new 2,300 sq m foodstore and other retail at the main site, and a local centre at land immediately north east of fair oak (a).
4.8 Is the location close to a Primary school?	++/0	The Council has advised that this option would deliver two new primary schools within the main site. Land immediately north east of Fair Oak (a) is approximately 650m from Fair Oak Infant and Junior Schools, leading to mixed significant positive uncertain and negligible scores on this objective.
4.9 Is the location close to a Secondary	++	A small section of the main site and approximately half

SA objective/ criterion		Justification
school?		of the supplementary site is located within 800m of Wyvern College..
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+/0	A number of footpaths cross and are adjacent to the site and a cycleway is also adjacent to, and crosses, the main site. There is a footpath located to the land immediately to the north east of Fair Oak (a), but there are no cycleways within or adjacent to this part of the SGO. Therefore, mixed minor positive and negligible effects have been recorded.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no major geographical barriers on the most direct walking routes to the destinations above in the main part of the site. Due to the level of infrastructure expected to be delivered at this site, it is anticipated that residents, at least within the main part of the site, will be able to meet most of their daily and weekly needs within the SGO.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site lies partly within multiple Mineral Consultation Areas and Mineral Safeguarding Areas.
5.2 Will it result in the loss of higher grade agricultural land?	-	The site consists primarily of low quality agricultural land (Grades 4 and/or 5) but also includes an area of medium quality (Grade 3) agricultural land in the southeastern part of the site.
5.3 Will it use previously developed land?	-?	This SGO consists primarily of greenfield land. There are a few existing buildings in the main part of the site, but it is uncertain whether these will be retained.
5.4 Will it deliver or support allotments or community farms?	+?	The SGO has potential to provide allotments or possibly a community farm. Site promoters have not yet indicated if any provision of allotments or a community farm would form part of development at these locations.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?/0	The southern part of the main site is adjacent to a railway line. However, land immediately north east of Fair Oak (a) is not within 200m of an AQMA, motorway, A road or railway line.
6.2 Will development increase pollution?	--?	Development at this SGO may increase air pollution, however the detail of these potential effects are currently uncertain and further information is required. Negative effects are due to impacts arising from increased traffic generated by development at these locations, which could adversely affect local air quality, the Eastleigh Air Quality Management Area (AQMA) and the nature conservation interest of the River Itchen SAC. Further work would be required about the transport and associated air quality impacts arising from development at these locations. The Draft Background Paper (2017) recognises that, due to the scale of development, all SGOs are likely to increase traffic congestion somewhere in the Borough and surrounding areas. It is suggested that this may be largely for SGOs other than B/C, as B/C will also provide a new link road.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	The Council has advised that all options will provide new GI. The northern part of the main site includes existing amenity space. There is also a corridor of trees along

SA objective/ criterion		Justification
		the stream running east-west through the site that. The Council has stated that both this amenity space and corridor of trees would be retained.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	The site includes areas of Flood Zones 2 and 3, associated with the stream through the site and the River Itchen. There are also areas at 'less' and 'intermediate' risk of surface water flooding present in both parts of the SGO.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	The SGO is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	This option could have a range of impacts. The south western part of the main site is adjacent to the River Itchen SAC and SSSI. The site also includes a smaller watercourse, which feeds into the River Itchen and therefore, for example, may carry pollutants or silt etc. from the development site into the River Itchen SAC, and could also have negative effects with regards to light spill. Development at the SGO may also increase recreational pressure on the River Itchen. The Draft Background Paper (2017) notes that this SGO is within the 5.6 km buffer of the Solent SPA / Ramsar / SAC, which a draft mitigation strategy considers to be the area within which there is the potential for adverse effects. Extra traffic arising from development would cross the River Itchen SAC on existing roads. As part of the HRA process, the Council will consider ways to avoid or mitigate any likely significant effects from these and any other, wider issues.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-?	The main site contains the Allington Lane Pond SINC and is adjacent to both the Hearts Copse SINC and the West Horton Farm Woods SINC. The SGO Draft Background Paper (2017) indicates that development can take place without loss of woodland, or any other effects on the habitat or species it supports.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	A number of protected species have been recorded or are anticipated to be present at the SINCs within and near to the site. For example, the Council is undertaking a strategic survey of great crested newts as this SGO is close to significant GCN habitat/population. Bechstein's bats have been recorded in Stoke Park Woods and these locations could require survey.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	The Draft Background Paper (2017) indicates that development may have negative impacts on otters, which are likely to traverse the watercourses passing through this site. However, the Paper also suggests that field enlargements that have already occurred at the site have somewhat reduced habitat connectivity in this SGO.

SA objective/ criterion		Justification
		In addition, GIS data shows that the main site contains PBLs and PBAs.
10.5 Will the development adversely affect ancient woodland?	-?	Hearts Copse, adjacent to the southwest of the main site, consists of ancient woodland. However, the SGO Draft Background Paper (2017) indicates that development can take place without loss of woodland, or any other effects on the habitat or species it supports, hence the effect is assessed as minor on the assumption that protection of the ancient woodland would be secured through the allocation policy.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	There are a small number of TPO trees south of Bishopstoke, which could be lost as a result of development at this SGO.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+/0	A number of footpaths cross and are adjacent to the site and a cycleway is also adjacent to, and crosses, the main site. There is a footpath located to the land immediately to the north east of Fair Oak (a), but there are no cycleways within or adjacent to this part of the SGO. Therefore, mixed minor positive and negligible effects have been recorded.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The Council has advised that all options will provide new GI. The northern part of the main site includes existing amenity space. There is also a corridor of trees along the stream running east-west through the site. The Council has stated that both this amenity space and corridor of trees would be retained.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	None of the options are within countryside gaps designated in the adopted Local Plan; however, all are of a scale that they could significantly alter the current pattern of town and countryside. The Draft Background Paper (2017) states that the distance between existing urban areas is generally around 2 to 3 km. Development at this SGO would narrow this, but this area is already compromised by the proposed development west of Horton Heath and Chalcroft Distribution Park. The railway line and motorway create boundaries to maintain a strong gap with Southampton.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	--?	Development at the SGO has potential to negatively affect landscape and townscape, including the setting of the wooded Quobleigh Pond and the open character of the recreational land south of Bishopstoke. There would be significant erosion of the remaining gap between Bishopstoke and Fair Oak and between Bishopstoke, Fair Oak and Horton Heath, particularly in combination with development proposed west of Horton Heath, which currently has resolution to permit. Development may also have impacts on the more prominent ridges of the landscape and on the lower more open landscape in the Itchen Valley in particular. In addition, wooded horizons are important in views across the landscape and could be compromised by new development. These effects are, however, uncertain because the site

SA objective/ criterion		Justification
		specific design and layout details would not be ascertained until decision-making stage.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	The SGO includes Grade II listed buildings at West Horton Lane, and Fair Oak Lodge, a locally listed building, is located close to this Strategic Location on the other side of Allington Lane. A possible prehistoric enclosure lies within land immediately north east of Fair Oak (a). Further information would be required with regard to the sensitivity of design and landscaping.

Option D plus land immediately south of Option D and the railway line

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This option would provide 3,350 new homes.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	++?	At this stage, no barriers to the delivery of specialist housing have been identified. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	++?	The Council has indicated that this option would include provision of a new community hall. However, this will only be provided in the main area of the site, north of the railway line. There are no community facilities within 800m of land to the south of Option D. However, it is reasonable to assume that any new facilities provided in the main part of the site would be accessible for residents at land to the south of Option D. The barrier posed by the railway line has resulted in some uncertainty with regards to this assessment.
2.2 Are health facilities available locally?	++?	The Council has indicated that all options will provide a new GP surgery. However, this will only be provided in the main area of the site, north of the railway line. There are no health facilities within 1600m of land to the south of Option D. However, it is reasonable to assume that any new facilities provided in the main part of the site would be accessible for residents at land to the south of Option D. The barrier posed by the railway line has resulted in some uncertainty with regards to this assessment.
2.3 What effect would the development have on local provision of sports pitches and facilities?	++?	The SGO could be suitable for provision of sports pitches and facilities, however, the site promoters of these locations have not indicated if such provision will be incorporated.
2.4 Is public open space available locally?	++	The Council has indicated that this option would include nearly 63 ha new publically accessible open space, including provision both north and south of the railway line.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+?/0	A number of footpaths cross and are adjacent to the site and a cycleway is also adjacent to, and crosses, the main site. A footpath crosses the land immediately south of Option D, but there are no cycleways within or adjacent to this part of the SGO, therefore there is some uncertainty relating to the positive effect identified.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--?	Both parts of the SGO are further than 1400m from a major rail station. However, the railway between the two parts of the site is the Eastleigh-Fareham railway line, which creates the potential for the SGO to be served by rail. This is uncertain, as provision of a new rail station would require approval and agreements from a number of parties, including network rail, and a source of funding. It is considered unlikely that an additional station would be opened within the plan period.
3.1 (b) Is the location close to a minor rail station?	--	Both parts of the SGO are further than 1200m from a minor rail station.

SA objective/ criterion		Justification
3.1 (c) Is the location close to a frequent bus route?	++/--	Parts of the main site are within 400m of the frequent Blue star 2 bus route. However, the land south of the railway line is further than 800m from a bus route, leading to mixed significant positive and significant negative effects.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The SGO is not within 800m of a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	++	The SGO would provide a new major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	This option would deliver 30,000 sq. m. employment floorspace.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SGO includes existing small-scale businesses, primarily along Allington Lane. However EBC has indicated that the site would deliver 30,000 sq. m. employment floorspace so it is assumed there will be no net loss of employment space overall.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	+++/?	The Council has indicated that the main site will include a new district centre. A new local centre will also be provided south of the railway line. This is not expected to affect existing facilities, as there are no local or district centres within 800m of the site.
4. Reduce road traffic and congestion through improved accessibility to services, homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--?	Both parts of the SGO are further than 1400m from a major rail station. However, the railway between the two parts of the site is the Eastleigh-Fareham railway line, which creates the potential for the SGO to be served by rail. This is uncertain, as provision of a new rail station would require approval and agreements from a number of parties, including network rail, and a source of funding. It is considered unlikely that an additional station would be opened within the plan period.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	Both parts of the SGO are further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++/--	Parts of the main site are within 400m of the frequent Blue star 2 bus route. However, the land south of the railway line is further than 800m from a bus route, leading to mixed significant positive and significant negative effects.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The SGO is not within 800m of a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The SGO would provide a new major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	+	Parts of the main site are within 1000m of a major population centre, Eastleigh. Parts of the site south of the railway line are within 1000m of the major population centre of Southampton.
4.6 Are health facilities available locally? (same score as 2.2)	++?	The Council has indicated that all options will provide a new GP surgery. However, this will only be provided in the main area of the site, north of the railway line. There are no health facilities within 1600m of land to the south of Option D. However, it is reasonable to assume that any new facilities provided in the main part of the site would be accessible for residents at land to the south of Option D. The barrier posed by the railway line

SA objective/ criterion		Justification
		has resulted in some uncertainty with regards to this assessment.
4.7 Are shopping and related services available locally?	++	The Council has advised that this SGO would provide a new district centre, as well as a new 2,300 sq m foodstore and other retail at the main site, and a local centre at land south of the railway line.
4.8 Is the location close to a Primary school?	++?	The Council has advised that this option will provide two primary schools in the main part of the site. There are no primary schools within 1000m of land south of the railway line. However, it is reasonable to assume that any new facilities provided in the main part of the site would be accessible for residents at land to the south of Option D. The barrier posed by the railway line has resulted in some uncertainty with regards to this assessment.
4.9 Is the location close to a Secondary school?	++/--	A small section of the main site is located within 800m of Wyvern College however, the supplementary site is further than 2000m from a secondary school and no new provision has been indicated by EBC.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+?/0	A number of footpaths cross and are adjacent to the site and a cycleway is also adjacent to, and crosses, the main site. A footpath crosses the land immediately south of Option D, but there are no cycleways within or adjacent to this part of the SGO, therefore there is some uncertainty relating to the positive effect identified.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+/--	There are no major geographical barriers on the most direct walking routes to the destinations above in the main part of the site. Due to the level of infrastructure expected to be delivered, it is anticipated that residents, within the main part of the site, will be able to meet most of their daily and weekly needs within the SGO. However, for land immediately south of Option D and the railway line, the railway could present a major barrier to ease of access to services and facilities in the main part of the site. Whilst there is a road crossing the railway, this does not currently have a pavement and is the only crossing point within or adjacent to the site.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?/0	The main site lies partly within multiple Mineral Consultation Areas and Mineral Safeguarding Areas. The part of the site immediately south of the railway line does not coincide with an MSA or MCA.
5.2 Will it result in the loss of higher grade agricultural land?	-	The site consists primarily of low quality agricultural land (Grades 4 and/or 5) but also includes an area of medium quality (Grade 3) agricultural land in the southeastern part of the site and land immediately south of the railway line.
5.3 Will it use previously developed land?	-?	This SGO consists primarily of greenfield land. There are a few existing buildings in the main part of the site, but it is uncertain whether these will be retained.
5.4 Will it deliver or support allotments or community farms?	+?	The SGO has potential to provide allotments or possibly a community farm. Site promoters have not yet indicated if any provision of allotments or a community farm would form part of development at these locations.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The site is adjacent to a railway line. However, the site is not within 200m of an AQMA, motorway or A road.
6.2 Will development increase pollution?	--?	Development at this SGO may increase air pollution,

SA objective/ criterion		Justification
		however the detail of these potential effects are currently uncertain and further information is required. Negative effects are due to impacts arising from increased traffic generated by development at these locations, which could adversely affect local air quality, the Eastleigh Air Quality Management Area (AQMA) and the nature conservation interest of the River Itchen SAC. Further work would be required about the transport and associated air quality impacts arising from development at these locations. The Draft Background Paper (2017) recognises that, due to the scale of development, all SGOs are likely to increase traffic congestion somewhere in the Borough and surrounding areas. It is suggested that this may be largely for SGOs other than B/C, as B/C will also provide a new link road.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	The Council has advised that all options will provide new GI. The northern part of the main site includes existing amenity space. There is also a corridor of trees along the stream running east-west through the site. The Council has stated that both this amenity space and corridor of trees would be retained.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?/0	The main site includes areas of Flood Zones 2 and 3, associated with the stream through the site and the River Itchen. There are also areas at 'less' and 'intermediate' risk of surface water flooding present in the main site. The site immediately south of Option D is not within an area at risk of surface water flooding and only a negligible part of the site lies within Flood Zone 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	The SGO is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	This option could have a range of impacts. The south western part of the main site is adjacent to the River Itchen SAC and SSSI. The site also includes a smaller watercourse, which feeds into the River Itchen and therefore, for example, may carry pollutants or silt etc. from the development site into the River Itchen SAC, and could also have negative effects with regards to light spill. Development at the SGO may also increase recreational pressure on the River Itchen. The Draft Background Paper (2017) notes that this SGO is within the 5.6 km buffer of the Solent SPA / Ramsar / SAC, which a draft mitigation strategy considers to be the

SA objective/ criterion		Justification
		area within which there is the potential for adverse effects. Extra traffic arising from development would cross the River Itchen SAC on existing roads. As part of the HRA process, the Council will consider ways to avoid or mitigate any likely significant effects from these and any other, wider issues.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-?	The main site contains the Allington Lane Pond SINC and is adjacent to both the Hearts Copse SINC and the West Horton Farm Woods SINC. The SGO Draft Background Paper (2017) indicates that development can take place without loss of woodland, or any other effects on the habitat or species it supports.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	A number of protected species have been recorded or are anticipated to be present at the SINC within and near to the site. For example, the Council is undertaking a strategic survey of great crested newts as this SGO is close to significant GCN habitat/population. Bechstein's bats have been recorded in Stoke Park Woods and these locations could require survey.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	The Draft Background Paper (2017) indicates that development may have negative impacts on otters, which are likely to traverse the watercourses passing through this site. However, the Paper also suggests that field enlargements that have already occurred at the site have somewhat reduced habitat connectivity in this SGO. In addition, GIS data shows that the main site contains PBLs and PBAs.
10.5 Will the development adversely affect ancient woodland?	-?	Hearts Copse, adjacent to the southwest of the main site, consists of ancient woodland. However, the SGO Draft Background Paper (2017) indicates that development can take place without loss of woodland, or any other effects on the habitat or species it supports, hence the effect is assessed as minor on the assumption that protection of the ancient woodland would be secured through the allocation policy.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	There are a small number of TPO trees south of Bishopstoke, which could be lost as a result of development at this SGO.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+?/0	A number of footpaths cross and are adjacent to the site and a cycleway is also adjacent to, and crosses, the main site. A footpath crosses the land immediately south of Option D, but there are no cycleways within or adjacent to this part of the SGO, therefore there is some uncertainty relating to the positive effect identified.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The Council has advised that all options will provide new GI. The northern part of the main site includes existing amenity space. There is also a corridor of trees along the stream running east-west through the main site. The Council has stated that both this amenity space and corridor of trees would be retained.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	None of the options are within countryside gaps designated in the adopted Local Plan; however, all are of a scale that they could significantly alter the current pattern of town and countryside. The Draft Background Paper (2017) states that the

SA objective/ criterion		Justification
		distance between existing urban areas is generally around 2 to 3 km. This area is compromised by the proposed development west of Horton Heath and Chalcroft Distribution Park. A gap would be retained with Southampton, although the railway line boundary would be breached
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	--?	<p>Development at the SGO has potential to negatively affect landscape and townscape, including the setting of the wooded Quobleigh Pond and the open character of the recreational land south of Bishopstoke. There would be significant erosion of the remaining gap between Bishopstoke and Fair Oak and between Bishopstoke, Fair Oak and Horton Heath, particularly in combination with development proposed west of Horton Heath, which currently has resolution to permit. Development may also have impacts on the more prominent ridges of the landscape and on the lower more open landscape in the Itchen Valley in particular. In addition, wooded horizons are important in views across the landscape and could be compromised by new development.</p> <p>These effects are, however, uncertain because the site specific design and layout details would not be ascertained until decision-making stage.</p>
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	The SGO includes Grade II listed buildings at West Horton Lane, and Fair Oak Lodge, a locally listed building, is located close to this Strategic Location on the other side of Allington Lane. Further information would be required with regard to the sensitivity of design and landscaping.

Option E plus greenfield land immediately to the north east of Fair Oak (b)

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This option would provide 3,350 new homes.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+?	At this stage, no barriers to the delivery of specialist housing have been identified. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	++/+	The Council has indicated that this option would include provision of a new community hall. However, this will only be delivered in the main part of the site, although land immediately to the north east of Fair Oak (b) is within 400m of Fair Oak Library and Acorn Social Club. Therefore, mixed significant positive and minor positive effects have been recorded.
2.2 Are health facilities available locally?	++/0	The Council has indicated that all options will provide a new GP surgery. Whilst this will only be delivered in the main part of the site (Option E), land immediately to the north east of Fair Oak (b) is within 1200m of Stokewood Surgery. Therefore, mixed significant positive and negligible effects have been recorded.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	The SGO could be suitable for provision of sports pitches and facilities, which could result in a minor positive effect. However, the site promoters of these locations have not indicated if such provision will be incorporated.
2.4 Is public open space available locally?	++	The Council has indicated that this option would include 75.1 ha publically accessible open space, including provision of open space in both parts of the SGO.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	Footpaths cross the main part of the site and there is a footpath adjacent to land immediately to the north east of Fair Oak (b), but there are no cycleways within or adjacent to any part of the SGO.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--?	A very small part of the main site is within 1400m of Hedge End rail station and land immediately northeast of Fair Oak (b) is further than 1400m from a rail station, resulting in a significant negative assessment result. However, the northern limit of the main site is adjacent to the Eastleigh-Fareham railway line, which creates the potential for the SGO to be served by rail. This is uncertain, as provision of a new rail station would require approval and agreements from a number of parties, including network rail, and a source of funding. It is considered unlikely that an additional station would be opened within the plan period.
3.1 (b) Is the location close to a minor rail station?	--	Both parts of the SGO are further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--/++	The main part of the site is further than 800m from a frequent bus route, leading to mixed significant positive and significant negative effects. The Draft Background Paper (2017) suggests that incorporating a commercially viable bus route into this option is less viable. Part of land immediately northeast of Fair Oak (b) is within 400m of the frequent Blue star 2 bus route.

SA objective/ criterion		Justification
3.1 (d) Is the location close to a semi-frequent bus route?	-/--	The main part of the site is within 800m of the semi-frequent First 8 bus route. However, land immediately northeast of Fair Oak (b) is further than 800m from any semi-frequent bus route, resulting in a mixed minor negative and significant negative effect. The Draft Background Paper (2017) suggests that incorporating a commercially viable bus route into this option is less viable.
3.1 (e) Is the location close to a major employment centre?	++	The SGO would provide a new major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	This option would deliver 30,000 sq. m. employment floorspace.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Development of this site would not result in loss of existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	+?	The Council has indicated that the main site will include a new local centre. A new local centre will also be provided at land immediately north east of Fair Oak (b), but it is uncertain what effect this will have on existing facilities.
4. Reduce road traffic and congestion through improved accessibility to services, homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--?	A very small part of the main site is within 1400m of Hedge End rail station and land immediately northeast of Fair Oak (b) is further than 1400m from a rail station, resulting in a significant negative assessment result. However, the northern limit of the main site is adjacent to the Eastleigh-Fareham railway line, which creates the potential for the SGO to be served by rail. This is uncertain, as provision of a new rail station would require approval and agreements from a number of parties, including network rail, and a source of funding. It is considered unlikely that an additional station would be opened within the plan period.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	Both parts of the SGO are further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--/++	The main part of the site is further than 800m from a frequent bus route, leading to mixed significant positive and significant negative effects. The Draft Background Paper (2017) suggests that incorporating a commercially viable bus route into this option is less viable. Part of land immediately northeast of Fair Oak (b) is within 400m of the frequent Blue star 2 bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-/--	The main part of the site is within 800m of the semi-frequent First 8 bus route. However, land immediately northeast of Fair Oak (b) is further than 800m from any semi-frequent bus route, resulting in a mixed minor negative and significant negative effect. The Draft Background Paper (2017) suggests that incorporating a commercially viable bus route into this option is less viable.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The SGO would provide a new major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	++/-	The main part of the site is adjacent to the major population centres of Southampton and just over 400m from the major population centre of Hedge End. However, land immediately northeast of Fair Oak (b) is

SA objective/ criterion		Justification
		not within 1000 m of a major population centre.
4.6 Are health facilities available locally? (same score as 2.2)	++/0	The Council has indicated that all options will provide a new GP surgery. Whilst this will only be delivered in the main part of the site (Option E), land immediately to the north east of Fair Oak (b) is within 1200m of Stokewood Surgery. Therefore, mixed significant positive and negligible effects have been recorded.
4.7 Are shopping and related services available locally?	++	The Council has advised that this SGO will provide a new local centre at the main site, including 2,000 sq m gross retail, and a new local centre at land immediately north east of Fair Oak (b).
4.8 Is the location close to a Primary school?	++/0	The Council has advised that two primary schools are to be provided in the main part of this site. Land immediately northeast of Fair Oak (b) is approximately 650m from Fair Oak Infant and Junior Schools, leading to mixed significant positive uncertain and negligible scores on this objective.
4.9 Is the location close to a Secondary school?	-/+	A small part of the main site is within 2000m of Wildern School. The majority of the supplementary site is located within 800m of Wyvern College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+/0	A number of footpaths cross and are adjacent to the site and a cycleway is also adjacent to, and crosses, the main site. There is a footpath located to the land immediately to the north east of Fair Oak (b), but there are no cycleways within or adjacent to this part of the SGO. Therefore, mixed minor positive and negligible effects have been recorded.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-?	The main site is bounded to the north by a railway line and to the south by the M27 motorway. Due to the level of infrastructure expected to be delivered at this site, it is anticipated that residents, at least within the main part of the site, will be able to meet most of their daily and weekly needs within the SGO. Other services and facilities are available at Hedge End, which can be accessed without crossing any major geographical barriers. However, the most direct walking route to Hedge End from some parts of the site, particularly in the west, would involve crossing the motorway.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Small parts of the main site are within Minerals Consultation Areas. Land immediately northeast of Fair Oak (b) is also within a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--/0	The main site includes a large area of high quality (grades 1 and 2) agricultural land, as well as some medium and low quality land. Land immediately north east of Fair Oak (b) consists entirely of low quality (grade 4 and/or 5) agricultural land.
5.3 Will it use previously developed land?	-?	The SGO consists primarily of agricultural land. There are a few existing buildings in the main part of the site, but it is uncertain whether these will be retained.
5.4 Will it deliver or support allotments or community farms?	+?	There is scope for the provision of allotments/community farm as part of the development. Site promoters have not yet indicated if any provision of allotments or a community farm would form part of development, therefore this remains uncertain.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The main site is bordered by a railway line to the north and the M27 to the south.

SA objective/ criterion		Justification
6.2 Will development increase pollution?	--?	<p>Given the scale of the Strategic Locations combined, there is likely to be a significant increase in traffic flows and volumes on the local road network, including Eastleigh Town. Air pollution from a significant increase in vehicles could impact local air quality generally and also have a potential knock on effect on nature conservation interest such as the River Itchen SAC.</p> <p>The Draft Background Paper (2017) recognises that, due to the scale of development, all SGOs are likely to increase traffic congestion somewhere in the Borough and surrounding areas. It is suggested that this may be largely for SGOs other than B/C, as B/C will also provide a new link road.</p>
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	The Council has advised that all SGOs would provide new green infrastructure. The site includes Dummer's Copse and a limited number of other GIs features, but the Council has stated that these will not be lost to development.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	Small parts of the main site are within Flood Zones 2 and 3. Parts of both the main site and land immediately north east of Fair Oak (b) include areas at 'less' and 'intermediate' risk of surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	The SGO is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	This option could have a range of impacts. The main site is within 500m of the River Itchen SAC and SSSI. The site contains one small headwater that flows into the river; therefore, this could be a pathway for effects from development. Development at this SGO may also encourage more visits to the River Itchen SAC and SSSI, as homes will be located near this feature. The Draft Background Paper (2017) also suggests that development may cause disturbance to the River Itchen due to light spill. The Draft Background Paper (2017) notes that this SGO is within the 5.6km buffer where the emerging Solent mitigation strategy judges there is potential for adverse effects in terms of increased recreational pressure. Extra traffic arising from development would use existing roads across the Itchen SAC. As part of the HRA process, the Council will consider ways to avoid or mitigate any likely significant effects from these and any other, wider issues.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	--?	The main site contains four SINCs: Dummer's Copse North, Winslowe House Meadow, Home Covert, West End and Meadow adjacent to Home Covert. There are

SA objective/ criterion		Justification
		also a number of designations adjacent to the site, including the large Itchen Valley Country Park and associated SINCs. Additional SINCs are present on the northern side of the railway and the southern side of the M27. The Draft Background Paper (2017) highlights that some of these are wet woodlands, which are rare, as they require supporting wet conditions. The SGO Draft Background Paper (2017) indicates that development can take place without loss of woodland, or any other effects on the habitat or species it supports, hence the effect is assessed as minor on the assumption that protection of the SINCs would be secured through the allocation policy.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	Land in this Option contains hedgerows with woodland belts and copses. Protected species are likely to be present, for example, Otter, which are likely to utilise watercourse and hedgerows as routes of travel. The Draft Background Paper (2017) notes that a part of the main site is within 500m of a great crested newt habitat/population. The site is also adjacent to Itchen Valley Priority Biodiversity Area and Biodiversity Opportunity Area.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	The Draft Background Paper (2017) indicates that development may have negative impacts on otters, which are likely to traverse the watercourses passing through this site. In addition, protected species such as otter are likely to use the hedgerow and watercourse links to travel through this site. Retention of dispersal routes such as the hedgerow and woodland habitat remaining, plus recreating the ancient hedgerow and woodland network and to connect the SINCs could minimise potential negative effects. The site is also adjacent to Itchen Valley Priority Biodiversity Area, as well as Moorgreen Priority Biodiversity Area. The northern and southernmost parts of the site include Priority Biodiversity Links, which could be affected by development.
10.5 Will the development adversely affect ancient woodland?	-?	The site includes Dummer's Copse, which is ancient woodland. However, the SGO Draft Background Paper (2017) indicates that development can take place without loss of woodland, or any other effects on the habitat or species it supports, hence the effect is assessed as minor on the assumption that protection of the ancient woodland would be secured through the allocation policy.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Several trees that are the subject of Tree Preservation Orders are located at the west and south of the site, although it is possible that design and layout of development could accommodate them.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	Footpaths cross the main part of the site and there is a footpath adjacent to land immediately to the north east of Fair Oak (b), but there are no cycleways within or adjacent to any part of the SGO.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The Council has advised that all SGOs would provide new green infrastructure. The site includes Dummer's Copse and a limited number of other GI features, but the Council has stated that these will not be lost to development.

SA objective/ criterion		Justification
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--?	None of the options are within countryside gaps designated in the adopted Local Plan; however, all are of a scale that they could significantly alter the current pattern of town and countryside. In places, development of this Option could leave little or no gap with Horton Heath, due to already permitted extensions to Horton Heath, and the remaining area to the north of the railway line is already compromised by permitted development.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	--?	Transient views of development at this Option are likely to be seen from the local road network, the railway and the local public rights of way network. The public rights of way network is likely to receive more direct effects, particularly where it runs through the SGO. Development at this site would also have an impact upon the openness of the landscape character. The M27 motorway creates a physical barrier between this SGO and Southampton, therefore limiting integration with the existing urban area. Development on this site may also adversely affect the historic landscapes associated with Allington Manor and Winslowe House. These effects are, however, uncertain because the site specific design and layout details would not be ascertained until decision-making stage.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Winstowe House, a historic park and garden, and two Grade II listed buildings (a farmhouse and granary) at Moorgreen Farm are located at this Option; therefore, a minor negative effect would be likely. Further information would be required with regard to the sensitivity of design and landscaping. A possible prehistoric enclosure lies within land immediately north east of Fair Oak (b). Further information would be required with regard to the sensitivity of design and landscaping. EBC officers have also identified potential adverse effects on the historic landscape associated with Allington Manor.

Appendix 7

Comparative summary of SA findings for Strategic Growth Options

Introduction

The purpose of this appendix is to provide a summary of how the reasonable alternatives perform in sustainability terms in comparison to the selected option, SGO B/C. The reasonable alternatives comprise: SGO C; SGO D plus land immediately to the northeast of Fair Oak (a); SGO D plus land immediately south of Option D and the railway line; and SGO E. The sustainability performance of each option in relation to the SA objectives is set out in **Appendix 6**.

Methodology

This document does not present a change to any of the previous SA results for the SGOs, it simply compares the results of the alternatives against the selected SGO included in the Local Plan.

The assessment methodology is presented in the main SA Report. The SA framework and questions have been also been included in **Appendix 4**.

The comparisons consider how the options scored against each of the questions in the SA framework. For each SA question, there is an overall conclusion on whether SGO B/C scored better or worse than the other options. The scoring scheme used to rate the performance of SGO B/C relative to the other SGOs is shown in **Table A7.1**. This exercise has not sought to capture the extent of difference between options, but to highlight the key differences in SA scoring.

Table A7.1: Scoring scheme for performance of SGO B/C relative to other SGOs

Rating	
Better	SGO B/C performs better than all other options, or scores better than the main site of at least one other option.
Slightly better	SGO B/C performs better than at least one supplementary site, although main sites score the same.
Equal	All options score the same. Some of the scores may have uncertainty associated with them.
Slightly worse	SGO B/C performs worse than at least one supplementary site, although main sites score the same.
Worse	SGO B/C performs worse than all other options, or scores worse than the main site of at least one other option.

The assessments presented in **Appendix 6** and summaries in Chapter 5 of the main SA Report have been used for this comparison. While Strategic Policy S5 of the local plan allocates development at SGO B/C, the assessment of Strategic Policy S5 takes into account policy requirements, which are not available for the other SGOs. The SA results for Strategic Policy S5 have therefore not been taken into account in this comparison to avoid inconsistency.

Comparison of SA findings

Table A7.2 considers how the SA findings for SGO B/C compare to those of SGO D plus land immediately to the northeast of Fair Oak (a), SGO D plus land immediately south of Option D and the railway line, and SGO E.

Table A7.3 compares the SA findings for SGO B/C with those of Option C. The comparison with SGO C has been presented separately to the other reasonable alternatives because it includes part of SGO B/C (i.e. SGO C lies entirely within the boundary of SGO B/C) - and as there is a large amount of geographical overlap between the two sites, they are expected to have very similar implications for sustainability. SA scores for SGO B/C and SGO C only differ for two SA questions. SGO B/C scores worse against question 5.2, as its larger size means it includes some Grade 3 agricultural land, and question 6.1, as the associated link road may increase local pollution, although it may bring benefits, such as minimising congestion elsewhere in the borough. Therefore, only those SA objectives where the SA scores differ between SGO B/C and SGO C have been included in **Table A7.3**.

Table A7.2: Comparison between SA findings for SGO B/C, SGO D or SGO E

SA objective and question	SGO B/C score	SGO D plus land immediately to the northeast of Fair Oak (a) score	SGO D plus land immediately south of Option D and the railway line score	SGO E score	Does SGO B/C score better or worse than SGO D and E?	Reasons for difference
SA objective 1: Provide sufficient housing to meet identified local needs, including affordability and special needs						
1.1 Affordable housing	Significant positive	Significant positive	Significant positive	Significant positive	Equal	N/A
1.2 Other specialist housing	Minor positive uncertain	Minor positive uncertain	Minor positive uncertain	Minor positive uncertain	Equal	N/A
SA objective 2: Safeguard and improve community health, safety and wellbeing						
2.1 Community facilities	Significant positive	Significant positive for main site, with minor positive for Land north east of Fair Oak (a)	Significant positive with uncertainty	Significant positive with minor positive for land immediately north east of Fair Oak (b)	Slightly better	Access to community facilities may be more limited from SGO D/E supplementary sites
2.2 Health facilities	Significant positive	Significant positive for main site, with negligible for land immediately northeast of Fair Oak (a)	Significant positive with uncertainty	Significant positive with negligible for land immediately north east of Fair Oak (b)	Slightly better	Access to community facilities may be more limited from SGO D/E supplementary sites
2.3 Sports facilities	Minor positive uncertain/ Significant negative	Minor positive uncertain	Minor positive uncertain	Minor positive uncertain	Worse	Loss of East Horton Golf Course
2.4 Public open space	Significant positive	Significant positive	Significant positive	Significant positive	Equal	N/A
2.5 Cycle and	Negligible	Minor positive for main site,	Minor positive with negligible	Negligible	Worse	Fewer links to the existing

SA objective and question	SGO B/C score	SGO D plus land immediately to the northeast of Fair Oak (a) score	SGO D plus land immediately south of Option D and the railway line score	SGO E score	Does SGO B/C score better or worse than SGO D and E?	Reasons for difference
footpaths		with negligible for land north east of Fair Oak (a)	for land immediately south of Option D			footpath and cycle network (than SGO D)
SA objective 3: Develop a dynamic and diverse economy						
3.1(a) Major rail station	Significant negative	Significant negative uncertain	Significant negative uncertain	Significant negative uncertain	Equal	N/A
3.1(b) Minor rail station	Significant negative	Significant negative	Significant negative	Significant negative	Equal	N/A
3.1(c) Frequent bus route	Significant positive	Significant positive	Significant positive for main site, with significant negative for land immediately south of Option D	Significant negative with significant positive for land immediately north east of Fair Oak (b)	Better	SGO B/C scores better than SGO E and SGO D plus land immediately south of Option D. SGO B/C scores the same as SGO D plus land immediately north of Fair Oak (a), as both are closer to a frequent bus service than other options
3.1(d) Semi-frequent bus route	Significant negative	Significant negative	Significant negative	Minor negative with significant negative for land immediately north east of Fair Oak (b)	Worse	Further to a semi-frequent bus route than the main site for SGO E
3.1(e) Major employment centre	Significant positive	Significant positive	Significant positive	Significant positive	Equal	N/A
3.2 Employment land provision	Minor positive	Minor positive	Minor positive	Minor positive	Equal	N/A
3.3 Loss of employment land	Negligible	Negligible	Negligible	Negligible	Equal	N/A
3.4 Commercial uses in centres	Significant positive uncertain	Significant positive uncertain with minor positive uncertain for land immediately northeast of	Significant positive uncertain for main site, with minor positive for land immediately south of	Minor positive uncertain	Better	Provision of new district and two local centres, accessible within one main site (i.e. no supplementary sites, which may

SA objective and question	SGO B/C score	SGO D plus land immediately to the northeast of Fair Oak (a) score	SGO D plus land immediately south of Option D and the railway line score	SGO E score	Does SGO B/C score better or worse than SGO D and E?	Reasons for difference
		Fair Oak (a)	Option D			have more limited access)
SA objective 4: Reduce road traffic and congestion through improved accessibility to services, homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice						
4.1 Major rail station	Significant negative	Significant negative uncertain	Significant negative uncertain	Significant negative uncertain	Equal	N/A
4.2 Minor rail station	Significant negative	Significant negative	Significant negative	Significant negative	Equal	N/A
4.3 Frequent bus route	Significant positive	Significant positive	Significant positive for main site, with significant negative for land immediately south of Option D	Significant negative with significant positive for land immediately north east of Fair Oak (b)	Better	SGO B/C scores better than SGO E and SGO D plus land immediately south of Option D. SGO B/C scores the same as SGO D plus land immediately north of Fair Oak (a), as both are closer to a frequent bus service than other options
4.4 Semi-frequent bus route	Significant negative	Significant negative	Significant negative	Minor negative with significant negative for land immediately north east of Fair Oak (b)	Worse	Further to a semi-frequent bus route than the main site for SGO E
4.5(a) Major employment centre	Significant positive	Significant positive	Significant positive	Significant positive	Equal	N/A
4.5(b) Major population centre	Minor negative	Minor positive for main site, with minor negative for land immediately northeast of Fair Oak (a)	Minor positive	Significant positive with minor negative for land immediately north east of Fair Oak (b)	Worse	Further from a major population centre than the main site of all other SGOs
4.6 Health facilities	Significant positive	Significant positive for main site, with negligible for land immediately northeast of	Significant positive uncertain	Significant positive with negligible for land immediately north east of Fair Oak	Slightly better	Access to community facilities may be more limited from SGO D/E supplementary

SA objective and question	SGO B/C score	SGO D plus land immediately to the northeast of Fair Oak (a) score	SGO D plus land immediately south of Option D and the railway line score	SGO E score	Does SGO B/C score better or worse than SGO D and E?	Reasons for difference
		Fair Oak (a)		(b)		sites
4.7 Shopping facilities	Significant positive	Significant positive	Significant positive	Significant positive	Equal	N/A
4.8 Primary school	Significant positive	Significant positive with negligible for Land north east of Fair Oak (a)	Significant positive uncertain	Significant positive with negligible for land immediately north east of Fair Oak (b)	Slightly better	Access to primary schools may be more limited from SGO D/E supplementary sites
4.9 Secondary school	Significant positive	Significant positive	Significant positive for main site with significant negative for land immediately south of Option D	Minor negative with significant positive for land immediately north east of Fair Oak (b)	Better	Access to secondary schools more limited from land immediately south of Option D and from the main site for SGO E
4.10 Cycle and footpaths	negligible	Minor positive for main site, with negligible for land north east of Fair Oak (a)	Minor positive with negligible for land immediately south of Option D	Minor positive with negligible for land immediately north east of Fair Oak (b)	Worse	Fewer links to the existing footpath and cycle network (than SGO D)
4.11 Geographical barriers	Minor positive	Minor positive	Minor positive for main site, with significant negative for land immediately south of Option D	Minor negative uncertain	Better	SGO B/C scores the same as SGO D plus land immediately north east of Fair Oak (a), but other options are separated from nearby services and facilities by railways and/or major roads
SA objective 5: Protect and conserve natural resources						
5.1 Mineral resources	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain for main site, with negligible for land immediately south of Option D	Minor negative uncertain	Slightly worse	All options score the same, with the exception of land immediately south of Option D, which does not coincide with an MSA or MCA
5.2 Agricultural	Minor negative	Minor negative	Minor negative	Significant negative	Better	SGO B/C scores the same as

SA objective and question	SGO B/C score	SGO D plus land immediately to the northeast of Fair Oak (a) score	SGO D plus land immediately south of Option D and the railway line score	SGO E score	Does SGO B/C score better or worse than SGO D and E?	Reasons for difference
land				with negligible for land immediately north east of Fair Oak (b)		SGO D, as these consist of lower quality agricultural land. Whilst land immediately north east of Fair Oak (b) does not include any best and most versatile agricultural land, this is a small area compared to the main site of SGO E
5.3 Previously developed land	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain	Equal	N/A
5.4 Allotments/ community farms	Minor positive uncertain	Minor positive uncertain	Minor positive uncertain	Minor positive uncertain	Equal	N/A
SA objective 6: Reduce air, soil, water, light and noise pollution						
6.1 Noise and AQMAs	Minor negative uncertain	Minor negative uncertain for main site, with negligible for land immediately north east of Fair Oak (a)	Minor negative uncertain	Minor negative uncertain	Slightly worse	All options score the same with the exception of land immediately north east of Fair Oak (a), which is not within 200m of an AQMA, motorway, A road or railway line. SGO B/C is also further than 200m from an AQMA, A road or railway line but the new link road associated with SGO B/C may worsen noise and traffic locally.
6.2 Pollution	Significant negative uncertain	Significant negative uncertain	Significant negative uncertain	Significant negative uncertain	Equal	N/A
SA objective 7: Plan for the anticipated levels of climate change						
7.1 Green Infrastructure	Minor positive	Minor positive	Minor positive	Minor positive	Equal	N/A

SA objective and question	SGO B/C score	SGO D plus land immediately to the northeast of Fair Oak (a) score	SGO D plus land immediately south of Option D and the railway line score	SGO E score	Does SGO B/C score better or worse than SGO D and E?	Reasons for difference
7.2 Flooding	Significant negative uncertain	Significant negative uncertain	Significant negative uncertain for main site with negligible for land immediately south of Option D	Significant negative uncertain	Slightly worse	All options score the same with the exception of land immediately south of Option D, which is at low risk of flooding
7.3 Coastal change	Negligible	Negligible	Negligible	Negligible	Equal	N/A
SA objective 8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.						
This objective was only used in the appraisal of development management policies.						
SA objective 9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.						
This objective was only used in the appraisal of development management policies.						
SA objective 10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.						
10.1 Internationally/nationally designated site	Minor negative	Minor negative	Minor negative	Minor negative	Equal	N/A
10.2 Locally designated site	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain	Equal	N/A
10.3 Areas of nature conservation value	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain	Equal	N/A
10.4 Biodiversity network	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain	Equal	N/A
10.5 Ancient woodland	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain	Equal	N/A
SA objective 11: Enhance the Borough's multifunctional green infrastructure networks.						
11.1 TPO trees	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain	Equal	N/A
11.2 Cycle and footpaths	negligible	Minor positive for main site, with negligible for land north east of Fair	Minor positive with negligible for land immediately south of	Negligible	Worse	Fewer links to the existing footpath and cycle network

SA objective and question	SGO B/C score	SGO D plus land immediately to the northeast of Fair Oak (a) score	SGO D plus land immediately south of Option D and the railway line score	SGO E score	Does SGO B/C score better or worse than SGO D and E?	Reasons for difference
		Oak (a)	Option D			(than SGO D)
11.3 Green infrastructure	Minor positive	Minor positive	Minor positive	Minor positive	Equal	N/A
SA objective 12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.						
12.1 Separation of settlements	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain	Significant negative uncertain	Better	SGO B/C scores the same as SGO D but better than SGO E, as SGO B/C will leave at least some gap with neighbouring settlements
12.2 Character, views and settings	Significant negative uncertain	Significant negative uncertain	Significant negative uncertain	Significant negative uncertain	Equal	N/A
SA objective 13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.						
13.1 historic environment	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain	Minor negative uncertain	Equal	N/A

Table A7.3: Comparison between SA findings for SGO B/C and SGO C

SA objective and question	SGO B/C Score	SGO C Score	Does SGO B/C score better or worse than SGO C?	Reasons for difference
5.2 Agricultural land	Minor negative	Negligible	Worse	SGO B/C includes areas of higher quality agricultural land (Grade 3)
6.1 Noise and AQMAs	Minor negative uncertain	Negligible	Worse	New link road (part of SGO B/C) could increase air pollution and noise in some areas

Appendix 8

Detailed SA matrices for greenfield site allocations and reasonable alternatives

Site 1: Allbrook Way

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	Site has capacity for 176 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	There are two parish halls within 400m of the site, one to the south and one to the northeast.
2.2 Are health facilities available locally?	0	The site is between 801 and 1200m of The Fryern Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports or recreation facilities.
2.4 Is public open space available locally?	+	Development would be within 300m of existing open space at Allbrook Knoll, Allbrook Hill Recreation, Kanes Hill Allotments, Boyatt Wood and Lewes Close Open Space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	A public footpath crosses this site and there is a bridleway and cycleway along Boyatt Lane, which passes through the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is over 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is over 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	++	The northern corner of the site is located within 400m of the frequent Bluestar 1 service.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The majority of the site is located 401 to 800m from the semi-frequent Bluestar 5 service.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	SLAA assessments do not identify this site as being suitable for employment uses.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	No loss of commercial facilities or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is over 1400m from a major railway station.
4.2 Is the location close to a minor rail station?	--	The site is over 1200m from a minor railway station.

SA objective/ criterion		Justification
(same score as 3.1b)		
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The northern corner of the site is located within 400m of the frequent Bluestar 1 service.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The majority of the site is located 401 to 800m from the semi-frequent Bluestar 5 service.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	This site would not include employment use.
4.6 Are health facilities available locally? (same score as 2.2)	0	The site is between 801 and 1200m of The Fryern Surgery.
4.7 Are shopping and related services available locally?	-	The northern part of the site lies within 800m of a local centre at Hiltingbury Road.
4.8 Is the location close to a Primary school?	++	The site is within 400m of Scantabout Primary School.
4.9 Is the location close to a Secondary school?	++	The site is within 800m of Thornden School and Lakeside School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	A public footpath crosses this site and there is a bridleway and cycleway along Boyatt Lane, which passes through the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The north western side of the site is adjacent to the M3, which presents a barrier to accessing The Fryern Surgery, Scantabout Primary School, Thirnden School and Lakeside School.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Most of this site overlays Mineral Consultation Areas for soft sand, therefore development may sterilise mineral resources.
5.2 Will it result in the loss of higher grade agricultural land?	-	The southern part of the site consists of Grade 3, medium quality agricultural land, which would be lost to development. The northern part consists of low quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	++	There would be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	--?	The site is within 200m of both the M3 and the A335. The part of the M3 corridor overlapping the western edge of the site is designated as an AQMA.
6.2 Will development increase pollution?	-?	Adversely impacted by traffic noise and as site is narrow reduced options to mitigate noise impact. Potential impact from adjacent landfill.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	There are two small areas at risk of 'intermediate' surface water flooding within the site and an area of 'less' surface water flood risk.

SA objective/ criterion		Justification
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	The site could drain towards Pitmore Gully which flows into the River Itchen SAC. If this is the case, mitigation has been suggested by EBC in the form of SuDS with three naturalised forms of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	The site contains Allbrook Clay Pits SINC which would be lost to development in the absence of specific policy protection in the Plan. If direct habitat loss was avoided, recreational pressure and urbanisation could have adverse effects on the SINC. The site could drain into Pitmore Gully and pollute the watercourse.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	Significant areas of woodland are present within both the designated sites and wider development site. Barbastelle bats are likely to be present within Lincolns Copse, which could be disturbed by noise and light pollution resulting from development at this site. Potential mitigation has been identified in the form of establishing a 50m dark corridor between development and the copse. Otters may be using the clay pits to forage and therefore development could disturb foraging otters.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The M3 PBL runs along the north and west of the site and could be lost to development.
10.5 Will the development adversely affect ancient woodland?	0	Development will not have an adverse effect on ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes- TPO 314-E covering all tree species. 312-E covering 8 Birch and 2 Elm. 313-E covering 3 Oak.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	A public footpath crosses this site and there is a bridleway and cycleway along Boyatt Lane, which passes through the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	This site was assessed as having poor / average potential for development in relation to avoiding

SA objective/ criterion		Justification
		settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	--	The landscape within this site has high/medium sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Lincoln Farm House, a locally listed building is just outside the proposed boundary and currently has a backdrop of mature trees as seen from Boyatt Lane. This is an important element of the setting of this asset and should be retained. Of the Lincoln Farm buildings only two cottages are excluded from the development site. This whole group are currently in the process of local listing as an original set of farm buildings which have not been altered together with the pair of cottages, one would have been for a carter and the other for a stockman, farming at that time being reliant on the animals producing muck in the farmyard for the carter to transport and spread on the fields, all by horses, for enrichment before fertilizer was invented. Most unusual to find an unadulterated complete set like this. This group is an important asset from rural history that should be retained and left in a little space.

Sites 1a and 1b: West of Allbrook Way / north of Knowle Hill, Allbrook

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site is capable of accommodating 45 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The site is located within 400m of a Scout hut on Allbrook Hill and within 800m of another on Boyatt Lane.
2.2 Are health facilities available locally?	-	This site is between 1201m and 1600m of The Brownhill Surgery, The Fryern Surgery and Dr Cyril Stephen GP practices.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports facilities.
2.4 Is public open space available locally?	+	This site is within 300m of Allbrook Knoll amenity space and Allbrook Hill children's play area.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A public footpath runs through the western part of the site, but there are no cycle paths within or adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	-	The northern part of the site is between 601 and 800m of the Bluestar 1 frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The site is within 800m of the semi-frequent Bluestar 5 bus route.
3.1 (e) Is the location close to a major employment centre?	-	This site is over 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not recognise this site as being suitable for employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station?	--	The site is further than 1200m from a minor railway

SA objective/ criterion		Justification
(same score as 3.1b)		station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	The northern part of the site is between 601 and 800m of the Bluestar 1 frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The site is within 800m of the semi-frequent Bluestar 5 bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This site is over 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	-	This site is between 1201m and 1600m of The Brownhill Surgery, The Fryern Surgery and Dr Cyril Stephen GP practices.
4.7 Are shopping and related services available locally?	--	This site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	0	This site lies partly between 601 to 800m from Scantabout Primary School. A small part of the site is also within 1000m from Shakespeare Junior School.
4.9 Is the location close to a Secondary school?	++	The site is within 800m of Thornden School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A public footpath runs through the western part of the site, but there are no cycle paths within or adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	There is an A road, Allbrook Way, between the site and the nearby Scout huts. The site is also separated from Thornden School by the M3 motorway.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site is located within a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The site is located on medium quality agricultural land (Grade 3).
5.3 Will it use previously developed land?	-	The site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There would be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	Site is within 200m of an A-road (Allbrook Way). Site is expected to be adversely impacted by traffic noise from A335 and M3, and as site is narrow there are reduced opportunities to mitigate noise impacts.
6.2 Will development increase pollution?	--?	This site could increase traffic on the M3, therefore exacerbating air quality issues in the AQMA. In addition, it has been identified as having potential to increase water pollution in the Pitmore Gully, which flows into the River Itchen SAC.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	Development of this site will not lead to loss of GI.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	This site is not in an areas of surface water flood risk and is not within Flood Zones 2 or 3.

SA objective/ criterion		Justification
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-?	The site could drain towards Pitmore Gully which flows into the River Itchen SAC. If this is the case, mitigation has been suggested by EBC in the form of SuDS with three naturalised forms of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-?	The site is adjacent to Allbrook Clay Pits SINC, which could be negatively affected by recreational pressure and urbanisation. The site could drain into Pitmore Gully and pollute the watercourse.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	The site contains small areas of woodland and there are larger areas of woodland present within the adjacent Allbrook Clay Pits SINC. EBC has stated that woodland will not be lost to development, although it could still be indirectly impacted by development. Otters may be using the clay pits to forage and therefore development could disturb foraging otters.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development is not expected to have an adverse effect on biodiversity network links.
10.5 Will the development adversely affect ancient woodland?	0	Development will not have an adverse effect on ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	There are three TPOs areas within the site - TPO numbers 312 G2, 312 G3 and 312 G4 and woodland to the west of the site (314 W1). EBC has stated that woodland will not be lost to development, although it could still be indirectly impacted by development.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A public footpath runs through the western part of the site, but there are no cycle paths within or adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development of this site will not lead to loss of GI.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	This site was assessed as having average potential for development in relation to avoiding settlement

SA objective/ criterion		Justification
		coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	--?	The landscape within the northern part of this site has moderate-high sensitivity to development, whereas the landscape within the southern part of the site has low sensitivity to development. In line with the precautionary approach this site is assessed as having significant negative effects on landscape, with some uncertainty, as this depends on the area(s) of the site in which development is concentrated.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 2: Land east of Allbrook Way

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site is capable of providing 95 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The site is located within 400m of a parish hall to the south.
2.2 Are health facilities available locally?	-	The site is between 1201 and 1600m from the Boyatt Wood Centre (GP surgery).
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is within 300m of Allbrook Hill OAP and Allbrook Hill recreation.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses this location or is adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	-	The northern edge of the site is located within 601 to 800m of the Bluestar 1 frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The site is located within 401 to 800m of the semi-frequent Bluestar 5 bus service.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not recognise this site as being suitable for employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route?	-	The northern edge of the site is located within 601 to

SA objective/ criterion		Justification
(same score as 3.1c)		800m of the Bluestar 1 frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The site is located within 401 to 800m of the semi-frequent Bluestar 5 bus service.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	-	The site is between 1201 and 1600m from the Boyatt Wood Centre (GP surgery).
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	-	The site is between 801 and 1000m of Shakespeare Infant and Junior Schools and Scantabout Primary School.
4.9 Is the location close to a Secondary school?	++	The site is within 800m of Thornden School and Lakeside School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses this location or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The A335 and M3 are barriers between the site and Thornden School and Lakeside School. The A335 is also a barrier in accessing the Boyatt Wood Centre from the site.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	A large proportion of this site is coincident with a Minerals Consultation Area, therefore development could lead to sterilisation of mineral resources.
5.2 Will it result in the loss of higher grade agricultural land?	-	The site consists entirely of Grade 3, medium quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	This site is within 200m of the A335 and a railway line.
6.2 Will development increase pollution?	-?	Adversely impacted by traffic noise and as site is narrow reduced options to mitigate noise impact. Potential impact from adjacent brickworks/ limited opportunity to remediate .
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	This site contains a small area of 'less' surface water flood risk on the eastern edge of the site.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Site is not located near the coast.

SA objective/ criterion	Justification	
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	The Lower Itchen flows along the eastern edge of the site and into the River Itchen SAC. The site is approximately 200m from the border of the SAC at its closest point, but existing development is present in closer proximity to the SAC. A 20m development buffer around the Lower Itchen and three forms of naturalised filtration are suggested as mitigation measures to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	The site is adjacent to Lincolns Copse SINC designated for its ancient woodland. Potential for recreation and urbanisation effects, including in-combination with any other sites allocated nearby. The Lower Itchen feeds downstream SINC's including Allbrook Hill Copse and Ham Farm Meadow which, among other downstream SINC's could be affected by impacts on the Itchen.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	A significant woodland belt could be lost to development, which may provide a foraging route for Barbastelle bats. Development is likely to impact on a rare Barbastelle maternity roost. Otters may use the connecting habitats.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The site contains a broad woodland belt which connects directly into Lincolns Copse SINC.
10.5 Will the development adversely affect ancient woodland?	-	The site is adjacent to Lincolns Copse SINC, which is designated for its ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 421-E covering all tree species, TPO 3389-E covering 6 oaks and 3 Ash, TPO 338-E covering individual Oak, Ash and Alder, TPO 578-E covering two Lime.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses this location or is adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	This site was assessed as having average potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside,	-	The landscape within this site was assessed as having

SA objective/ criterion		Justification
coast, towns and/or villages, including views and settings?		low/moderate sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	109 Allbrook Hill is an old cottage from the 1700's which is in the process of being locally listed and is situated in the south east corner of this site adjacent to what appears to be a possible entrance to the site. Being of this age the foundations will be very shallow and the structure therefore very susceptible to vibration from road construction and large lorry movements.

Site 3: Between 77 Church Road and Recreation Ground

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has capacity to provide 30 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The site is between 400 and 800m of three community halls, all of which lie south of the site.
2.2 Are health facilities available locally?	0	The site is between 801 and 1200m from the Old Anchor surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is adjacent to Stoke Common and within 300m of Saville Close amenity space, Kanes Hill allotments and Glebe Meadow.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing public footpath crosses this site north to south.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	+	The southern corner of the site is located within 401 to 600m from the frequent Bluestar 2 bus service.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi-frequent bus service.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use therefore, additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not recognise this site as being suitable for employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor rail station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	+	The southern corner of the site is located within 401 to 600m from the frequent Bluestar 2 bus service.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 800m from a semi-frequent bus service.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	0	The site is between 801 and 1200m from the Old Anchor surgery.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, local or district centre.
4.8 Is the location close to a Primary school?	--	The site is further than 1000m from a primary school.
4.9 Is the location close to a Secondary school?	-	The site is between 1601m and 2000m from Crestwood College for Business and Enterprise.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing public footpath crosses this site north to south.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The railway line forms a barrier between the site and Crestwood College, but there are no major geographical barriers identified to accessing other services and facilities.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	A small area in the northeast corner of this site lies within a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site consists entirely of lower quality (Grade 4 and/or 5) agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There would be no loss of allotments or community farms. The location could be suitable for provision of these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	This site is not within 200m of an AQMA, motorway or A-road, therefore air and noise pollution are not expected to be an issue at this site.
6.2 Will development increase pollution?	-?	Site is adjacent to former landfill and disused quarry.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	This site is not located within an area of surface water flood risk and its outside of Flood Zones 2 and 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	The site is immediately adjacent to Breach Sling Copse, which borders the River Itchen SAC. Impacts on the Copse, which is a SINC designated for ancient woodland and partially within the River Itchen SAC and SSSI, could have impacts on the River Itchen SAC and SSSI. The EBC ecological appraisal suggested that a 20m buffer would need to be provided, but this would leave little room on the site for development. Due to the proximity of the River Itchen, the EBC ecological appraisal also recommends that naturalised SuDS with three forms of filtration should be required.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	The site is immediately adjacent to Breach Sling Copse and Stoke Common Copse SINC. Provision of a 20m buffer has been suggested as mitigation by the EBC ecological appraisal.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	Hedgerow habitat could be lost to development. Otter may use the hedgerow network.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-	Hedgerows connect into the woodland to the north which connects directly into the SAC.
10.5 Will the development adversely affect ancient woodland?	--	The site is immediately adjacent to Breach Sling Copse ancient woodland, which could be adversely affected by urban edge effects. Provision of a 20m buffer has been suggested as mitigation by the EBC ecological appraisal.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing public footpath crosses this site north to south.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)		No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	This site was assessed as having 'good/very good' potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings,		

SA objective/ criterion		Justification
monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Stoke Lodge & 148 Church Road (Weymouth House) are both statutorily listed buildings Grade II with all three plots adjoining Stoke Lodge but the first two separated from it by a footpath and a belt of trees along its eastern boundary. The north end of the Lodge plot is against the woods so again the setting should be protected by the retention of at least a tree belt. Weymouth House is on the opposite side of Church Road and set reasonably well back.

Site 4: East of Knowle Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has capacity to provide 34 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The northern corner of the site is between 400m and 800m of a community hall, which lies to the northwest of the site.
2.2 Are health facilities available locally?	--	There are no hospitals or GP surgeries within 1600m of this site.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not result in the loss of sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is adjacent public open space, specifically Knowle Hill Park.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpaths or cycleways cross the site or are adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	EBC has confirmed that this site is not suitable for employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor rail station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	--	There are no hospitals or GP surgeries within 1600m of this site.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	-	The western corner of the site is between 801m and 1000m from Fair Oak Infant School.
4.9 Is the location close to a Secondary school?	+	The site is located 800 to 1200m from Wyvern College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpaths or cycleways cross the site or are adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers have been identified on walking routes to the destinations considered above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located within a Minerals Safeguarding Area or a Minerals Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site consists entirely of lower quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	This site is not within proximity of an AQMA, motorway or A-road.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from Knowle Lane. Commercial noise impact from BskyB and other commercial uses in vicinity. Significant risk as adjacent to former landfills which are producing landfill bulk and trace gases, option to remediate existing infill on site.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The eastern part of the site is covered by areas subject to 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	The site is not located near the coast.

SA objective/ criterion	Justification	
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	A tributary of the Hamble runs from the southernmost corner of the site into the Hamble which in turns flows into the Solent and Southampton Water SAC, SPA and Ramsar site. Potential for in combination effects on water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	The site incorporates Land at Knowle Lane SINC which would be lost to development in the absence of specific policy protection in the Plan. The site is adjacent to Knowle Lane Open Space SINC and so this may be subject to increased recreational pressure and urban edge effects.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	Development of this site will not adversely affect areas with other nature conservation value.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development of this site will not adversely affect the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development of this site will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpaths or cycleways cross the site or are adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)		No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	?	Currently uncertain. Awaiting updated Gap Appraisal
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	?	Currently uncertain. Awaiting updated Landscape Appraisal.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other	0	Development of the site is not expected to affect heritage assets.

SA objective/ criterion	Justification
sites of local importance for heritage?	

Site 5: Land South of Yewtree Cottage, Knowle Land and Land east of Botley Rd and north of Knowle Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has capacity to provide 100 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The western part of this site is within 800m of a community hall.
2.2 Are health facilities available locally?	-	The Stokewood Surgery is within 1600m of this site.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is adjacent to Whitetree Farm amenity space and within 300m of Lapstone Farm (green route and outdoor sports facility), Ascot Road green route and Fontwell Gardens green route, as well as additional amenity spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath crosses the north eastern part of this site, but there are no nearby cycle routes.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	This site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	While a very small section on the northern corner of the site is located within 800m of a frequent bus route, a significant negative score has been given as almost all of the site is more than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 1000m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	This site is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	The southwestern part of this site currently includes a public house and farm shop, which may be lost to development.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		

SA objective/ criterion		Justification
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	This site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	This site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	A very small section on the northern corner of the site is located within 800m of a frequent bus route however, the score a significant negative score has been given as the area of the site within 800m of the bus stop is a very small proportion of the site as a whole.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 1000m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	-	The Stokewood Surgery is within 1600m of this site.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	++	The northern part of the site is within 400m of Fair Oak Infant and Junior Schools.
4.9 Is the location close to a Secondary school?	++	The site is located within 800m of Wyvern College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath crosses the north eastern part of this site, but there are no nearby cycle routes.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	This site does not lie within a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site consists entirely of lower quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists primarily of greenfield land, although there are a few buildings in the western part of the site.
5.4 Will it deliver or support allotments or community farms?	++?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not within 200m of an A-road, motorway or AQMA.
6.2 Will development increase pollution?	-?	Site is adjacent to a former scrapyards, Potential to be partially remediated by redevelopment.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-	The northern edge of this site follows a small waterbody/ditch, the land around which is at 'less' risk of surface water flooding.

SA objective/ criterion		Justification
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	Allington Lane Stream, which flows into the River Itchen SAC, runs along the north western boundary of the site. Changes in hydrology could cause adverse effects to the SAC. Mitigation consisting of 20m buffers are recommended and the EBC ecological appraisal states that if surface water drains into the stream three forms of naturalised flirtation would be essential mitigation.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	The site is boarded by a stream that flows through Quobleigh Woods SINC. Interruption of hydrological processes could cause impacts on the wet woodland within Quobleigh Woods.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	There appear to be trees, scrub and rough grassland within the north of the site that could be lost to development. Otter use the Lower Itchen Headwater Streams and therefore may use Allington Lane Stream. Great Crested Newts rely on the Lower Itchen for water supply to their terrestrial habitats and breeding ponds and terrestrial habitat of Great Crested Newts is likely to be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The Knowle Park PBL covers the majority of the site and could be lost to development. Suggested mitigation relates to provision of biodiversity corridors.
10.5 Will the development adversely affect ancient woodland?	0	Development of the site will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes- TPO645-E. Individual Yew.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath crosses the north eastern part of this site, but there are no nearby cycle routes.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site as assessed as having very poor/poor potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside,	0	The landscape within this site was assessed as having

SA objective/ criterion		Justification
coast, towns and/or villages, including views and settings?		low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of the site is not expected to affect heritage assets.

Site 6: Cockpit Farm, Durley Road

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has capacity to provide 124 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The site is within 401 to 800m of a community hall, which lies to the southwest of the site.
2.2 Are health facilities available locally?	--	There are no GP surgeries or hospitals within 1600m of the site.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is within 300m of Whitetree Farm amenity space, Lapstone Farm (green route and outdoor sports facility), Ascot Road green route and Fontwell Gardens green route, as well as additional amenity spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There is a footpath to Dumpers Drove that starts at Durley Road, opposite the southwest corner of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This site is not within 1400m of a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	This site is not within 1200m of a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment land and no employment land would be lost to residential development.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	This site is not within 1400m of a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	This site is not within 1200m of a minor rail station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located more than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	--	There are no GP surgeries or hospitals within 1600m of the site.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	+	Part of the site is between 401 and 600m of Fair Oak Infant and Junior Schools.
4.9 Is the location close to a Secondary school?	++	The northern third of the site is located within 800m of Wyvern College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is a footpath to Dumpers Drove that starts at Durley Road, opposite the southwest corner of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers that may hinder residents for accessing the destinations discussed above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site does not lie within a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site lies entirely on lower quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	++?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within 200m of an A-road, motorway, railway or AQMA.
6.2 Will development increase pollution?	-?	Road Traffic noise impact from Knowle Lane. Opportunity to remediate former poultry houses / brownfield.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	The south eastern part of this site lies within Flood Zones 2 and 3 and has areas of 'intermediate' surface water flood risk along the tributary to Ford Lake.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	Ford Lake runs along the eastern boundary of the site. This stream is a tributary of the Hamble and flows into the Solent and Southampton Water SPA, SAC and Ramsar site. The EBC ecological appraisal has suggested that a 20m buffer would be required and naturalised SuDS with three forms of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development of this site will not negatively impact or lead to loss of a locally designated biodiversity site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	An area of this site known as the Mazels contains a natural meadow through most of the site and there appears to be significant belts of trees dissecting Cockpit Farm which could be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The Chalcroft PBL is present to the north and east of the site and could be adversely affected by development. The EBC ecological appraisal recommend that this corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	Development of this site would not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes- TPO405-E Weeping Beech
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is a footpath to Dumpers Drove that starts at Durley Road, opposite the southwest corner of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	This site was assessed as having very poor/poor/average potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The landscape within this site was assessed as having moderate sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other	-?	The Cockpit is a statutorily Grade II listed building. It is located on the south west boundary toward the

SA objective/ criterion	Justification
sites of local importance for heritage?	northern end.

Site 7: West of Durley Road

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has capacity to provide 73 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The site is within 400 to 800m of a community hall, which lies to the southwest of the site.
2.2 Are health facilities available locally?	--	There are no GP surgeries or hospitals within 1600m of the site.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports facilities.
2.4 Is public open space available locally?	+	The site is adjacent to Fontwell Gardens green route and within 300m of Whitetree Farm amenity space, Lapstone Farm (green route and outdoor sports facility), Ascot Road green route and, as well as additional amenity spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycleway crosses or is adjacent to this site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This site is not within 1400m of a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	This site is not within 1200m of a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment land and no employment land would be lost to residential development.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	This site is not within 1400m of a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	This site is not within 1200m of a minor rail station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	--	There are no GP surgeries or hospitals within 1600m of the site.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	+	The northern part of the site is between 401 and 600m of Fair Oak Infant and Junior Schools.
4.9 Is the location close to a Secondary school?	++	The northern most tip of the site is located within 800m of Wyvern College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycleway crosses or is adjacent to this site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers that may hinder residents for accessing the destinations discussed above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site does not lie within a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site lies entirely on lower quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There would be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within 200m of an A-road, motorway, railway or AQMA.
6.2 Will development increase pollution?	-?	Road Traffic noise impact from Knowle Lane. Commercial noise impact from adjacent farms.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	This site is not located in an area of surface water flood risk and is located outside of Flood Zones 2 and 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification	
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	The site is 34m from Ford Lake, which flows into the Hamble and the Solent and Southampton Water SPA, SAC and Ramsar site. If the site drains into this tributary it could have an in-combination impact on water quality with other development draining into this tributary. To preserve water quality and flows, naturalised SuDS with three forms of filtration are recommended as mitigation measures.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development of this site will not negatively impact or lead to loss of a locally designated biodiversity site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	Development of this site will not adversely affect areas with other nature conservation value. EBC's ecological appraisal identifies hedgerows on site but considers that they are not likely to be of high biodiversity value as they appear 'gappy'.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The Chalcroft PBL is present on the south east edge of the site and could be adversely affected by development. The EBC ecological appraisal suggests that the corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	Development of this site will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 139-E covering all tree species
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycleway crosses or is adjacent to this site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	This site was assessed as having average potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The landscape within this site was assessed as having moderate sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other	0	Development of the site will not affect heritage assets.

SA objective/ criterion	Justification
sites of local importance for heritage?	

Site 8: East of Allington Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has the capacity to provide 38 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The northern part of the site lies within 400m of a community hall. The site also lies between 400m and 800m of Fair Oak Library a number of community halls.
2.2 Are health facilities available locally?	+	The site is between 400 and 800m of Stokewood surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to a loss of sports pitches and facilities.
2.4 Is public open space available locally?	++?	<p>Quobleigh Ponds, a green route, is located in the eastern part of the site. The Council has confirmed that this area will be retained as mitigation land, therefore this is expected to be enhanced and available for use by residents of any new development of this site. The mitigation to be implemented cannot be known until this is drawn up at the planning application stage, resulting in uncertainty.</p> <p>There are a number of other open spaces, particularly amenity space, within 300m of this site.</p>
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath crosses the site, which connects to a wider network of footpaths.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	This site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	++	The northern part of the site is located within 400m of the frequent Bluestar 2 bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment land and no employment land would be lost to residential development.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located in a town, district or local centre.

SA objective/ criterion	Justification
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	
4.1 Is the location close to a major rail station? (same score as 3.1a)	-- This site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-- This site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++ The northern part of the site is located within 400m of the frequent Bluestar 2 bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-- The site is located further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	- The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0 Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+ The site is between 400 and 800m of Stokewood surgery.
4.7 Are shopping and related services available locally?	0 The northern part of this site is within 400 to 600m of Fair Oak centre.
4.8 Is the location close to a Primary school?	++ The site is adjacent to Fair Oak Junior School and Infant School.
4.9 Is the location close to a Secondary school?	++ The site is located within 800m of Wyvern College. The Kings School (an independent school) is located within the site. The council has confirmed that this will be retained.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0 An existing footpath crosses the site, which connects to a wider network of footpaths.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+ No geographical barriers have been identified between the site and the facilities described above.
5. Protect and conserve natural resources	
5.1 Will development avoid the sterilisation of mineral resources?	-? The north eastern part of this site is located within a Mineral Safeguarding Area and a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0 The site consists entirely of lower grade agricultural land.
5.3 Will it use previously developed land?	- This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+? There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution	
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0 The site is not within 200m of a railway, motorway, A-road or AQMA.
6.2 Will development increase pollution?	-? Commercial noise impact from adjacent school, opportunity to remediate former horticultural nursery site.
7. Plan for the anticipated levels of climate change	
7.1 Will the development provide additional or	+? Quobleigh Ponds, a green route, is located in the

SA objective/ criterion		Justification
improved green infrastructure?		eastern part of the site. The Council has confirmed that this area will be retained as mitigation land, therefore this is expected to be enhanced and available for use by residents of any new development of this site. The mitigation to be implemented cannot be known until this is drawn up at the planning application stage, resulting in uncertainty, but this is likely to improve this GI feature.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	There are small areas of 'less' surface water flood risk on the site. There is a large area of 'intermediate' surface water flood risk and a small area of Flood Zones 2 and 3 in the eastern part of the site, but these lie within the area reserved for mitigation land, therefore this is unlikely to affect the part of the site to be developed. There is uncertainty related to the extent to which mitigation at this site will further manage flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	The site drains into the Lower Itchen which in turn flows into the River Itchen SAC. Development at this site has potential for in combination effects with other sites on water quality. The EBC ecological appraisal recommends that naturalised SuDS with three forms of filtration should be required within the site policy to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	The southern section of the site is covered by Quobleigh Woods SINC, which is designated for its Great Crested Newt population which would be lost to development in the absence of specific policy protection in the Plan. There is the potential for adverse in-combination effects on the Great Crested Newt population.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	Potential for in-combination effects on the Great Crested Newt population of Quobleigh Woods SINC.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development of this site will not adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development of this site will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 552-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath crosses the site, which connects to a wider network of footpaths.

SA objective/ criterion		Justification
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	Quobleigh Ponds, a green route, is located in the eastern part of the site. The Council has confirmed that this area will be retained as mitigation land, therefore this is expected to be enhanced and available for use by residents of any new development of this site. The mitigation to be implemented cannot be known until this is drawn up at the planning application stage, resulting in uncertainty, but this is likely to improve this GI feature.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	This site was assessed as having very poor/poor/average potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	This site was assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Development of the site may affect a park with a house dating from 16c.

Site 9: Firtree Farm

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has the capacity to provide 450 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The site lies between 400 and 800m of a community hall.
2.2 Are health facilities available locally?	+	The site is between 400 and 800m of Stokewood surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to a loss of sports pitches and facilities.
2.4 Is public open space available locally?	--?	Part of Quobleigh Ponds, a green route, is located in the eastern part of the site. Development may lead to a partial loss of this open space resource. This effect remains uncertain as it is not known whether any replacement facilities will be provided. The site is within 300m of a number of other open spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath crosses the site, which connects to a wider network of footpaths.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	This site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	-	The northern part of the site is located within 601 to 800m from the frequent Bluestar 2 bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	+	The southern part of this site is between 400 and 1000m of Chalcroft Business Park.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and states that development would not lead to loss of employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located in a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station?	--	This site is further than 1400m from a major rail

SA objective/ criterion		Justification
(same score as 3.1a)		station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	This site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	The northern part of the site is located within 601 to 800m from the frequent Bluestar 2 bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	The southern part of this site is between 400 and 1000m of Chalcroft Business Park.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	The site is between 400 and 800m of Stokewood surgery.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	+	The site is within 400 and 600m of Fair Oak Junior School and Infant School.
4.9 Is the location close to a Secondary school?	++	The northern half of the site is located within 800m of Wyvern College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath crosses the site, which connects to a wider network of footpaths.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers have been identified between the site and the facilities described above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The southwestern part of this site is located within a Mineral Safeguarding Area and a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site consists entirely of lower grade agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not within 200m of a railway, motorway, A-road or AQMA.
6.2 Will development increase pollution?	-?	Noise impact from Allington Lane. Potential to remediate fruit farm.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	--?	Part of Quobleigh Ponds, a green route, is located in the eastern part of the site. Development may lead to a partial loss of this open space resource. This effect remains uncertain as it is not known whether any loss will be mitigated.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	Part of the site, associated with a stream, lies within Flood Zone 3. There are also areas of 'intermediate' risk of surface water flooding within the site.
7.3 Will the development be at risk from coastal	0	This site is not located near the coast.

SA objective/ criterion		Justification
change? If so, can the Shoreline Management Plan Objectives be supported?		
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	The Lower Itchen runs through the site and flows into the River Itchen SAC. Development has potential for adverse effects on water quality and in combination effects with other sites. The EBC ecological appraisal recommends significant buffering and SuDS including three forms of naturalised filtration to mitigate adverse effects.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Parts of Quobleigh Woods SINC are incorporated within the boundary. The EBC site assessment suggests buffering the woodland but identifies that there is still a risk of increasing recreational pressure on the SINC, particularly in-combination with other potential development.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	There are priority habitats within the site but the EBC ecological appraisal suggests that these can be protected and buffered. Otter, bats and Great Crested Newts use the site, however mitigation is likely to be feasible.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-	The Itchen Valley PBA runs through the site following the stream. The EBC ecological appraisal suggests that this impact can be mitigated through appropriate buffering.
10.5 Will the development adversely affect ancient woodland?	0	Development of the site will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath crosses the site, which connects to a wider network of footpaths.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	--?	Part of Quobleigh Ponds, a green route, is located in the eastern part of the site. Development may lead to a partial loss of this open space resource. This effect remains uncertain as it is not known whether any loss will be mitigated.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	This site was assessed as having very poor/poor/average potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and	-	This site was assessed as having moderate sensitivity

SA objective/ criterion		Justification
settings?		to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 10: Lechlade, Burnetts Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	This site has capacity to provide 13 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	This site is within 400 to 800m of a community hall.
2.2 Are health facilities available locally?	-	The Stokewood Surgery is within 1201 and 1600m of this site.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is adjacent to Lapstone Farm (green route and outdoor sports facility) and within 300m of Whitetree Farm amenity space, Ascot Road green route and Fontwell Gardens green route, as well as additional amenity spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no footpaths or cycle routes within or adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	This site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	This site is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and development would not lead to loss of any existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	This site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station?	--	This site is further than 1200m from a minor rail

SA objective/ criterion		Justification
(same score as 3.1b)		station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located more than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	-	The Stokewood Surgery is within 1201 and 1600m of this site.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	+	The site is within 401 to 600m of Fair Oak Infant and Junior Schools.
4.9 Is the location close to a Secondary school?	++	The site is located within 800m of Wyvern College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycle routes within or adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	This site does not lie within a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site consists entirely of lower quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists primarily of greenfield land, although there a few buildings in the western part of the site.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not within 200m of an A-road, motorway or AQMA.
6.2 Will development increase pollution?	-?	Road Traffic noise impact from Botley Road / Burnetts Lane.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	This site is not at risk of surface water flooding and is outside of Flood Zones 2 and 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	The site may drain into the Lower Itchen, to the north of the site, which in turn flows into the River Itchen SAC, therefore there is potential for in combination effects on water quality. Naturalised SuDS with three forms of filtration has been identified as an appropriate mitigation measure to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development of this site will not negatively impact or lead to loss of a locally designated biodiversity site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	The site appears to be covered in mature trees which could be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development of this site will not adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development of this site will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 157-E covering 4 oaks.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycle routes within or adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	The site was assessed as having average potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 11: Land and allotments south of Moorgreen Road

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has capacity to provide 266 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The site is within 400 to 800m of a community hall.
2.2 Are health facilities available locally?	+	The site is within 400 to 800m of Moorgreen Hospital, West End Surgery and St Luke's Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	The site would not lead to loss of any sports pitches and facilities.
2.4 Is public open space available locally?	--	Part of this site consists of Moorgreen Road Allotments, which would be lost to development. There are a range of areas of open space within 300m of this site.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath crosses the southern part of this site and another runs adjacent to the northwest boundary of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	The eastern part of this site is within 1201 to 1400m of Hedge End railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The southern and eastern parts of the site are within 400m of the semi-frequent First 8 bus route.
3.1 (e) Is the location close to a major employment centre?	++	The very southern tip of the site is within 400m of Hedge End Industrial Area.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and no existing employment land would be lost to residential development.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This site is not in a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	The eastern part of this site is located within 1201 to 1400m of Hedge End rail station.
4.2 Is the location close to a minor rail station?	--	This site is further than 1200m from a minor rail

SA objective/ criterion		Justification
(same score as 3.1b)		station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The southern and eastern parts of the site are within 400m of the semi-frequent First 8 bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The very southern tip of the site is within 400m of Hedge End Industrial Area.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	The site is within 400 to 800m of Moorgreen Hospital, West End Surgery and St Luke's Surgery.
4.7 Are shopping and related services available locally?	-	The very southern corner of the site is located 601 to 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	++	The eastern half of the site is located within 400m from St James Church of England Primary School.
4.9 Is the location close to a Secondary school?	0	The southern half of the site is located within 1201 to 1600m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath crosses the southern part of this site and another runs adjacent to the northwest boundary of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The M27 forms a geographical barrier between the site and two of the above destinations including the primary school and the doctors surgery.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Minerals Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The eastern corner of the site is located in an area of high quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	++	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The western edge of the site is located within 200m of the M27 motorway.
6.2 Will development increase pollution?	--?	Significant noise and air quality impact from the M27 on the site.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	Development of the site may result in the loss of Moorgreen Road allotments.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The site includes small areas subject to 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	Moorgreen Meadows SSSI, designated for its wetland and woodland habitats wraps around the southern, eastern and western borders of the site so development of this site is likely to have impacts due to urban edge effects and increased recreational pressure. Air quality impacts have also been identified as a result of other developments in close proximity to the SSSI due to increased traffic on Tolbar Way. Development could also lead to changes in hydrology in the SSSI, resulting in the loss of the rare orchid for which the site is designated. The Moorgreen Stream runs through Moorgreen Meadows SSSI to the south of the site and joins Ford Lake which in turn flows into the River Hamble and the Solent and Southampton Water SPA, SAC and Ramsar site. There is potential for in combination adverse effects on the quality of these watercourses with other nearby development, if the site drains into the Moorgreen Stream. The EBC ecological appraisal recommends naturalised SuDS with three forms of filtration as mitigation to preserve water quality.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	Development of this site will not negatively impact or lead to loss of a locally designated biodiversity site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	The site contains hedgerows that link into the woodland network within the SSSI. These could be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	As well as potential loss of hedgerow links, an area of the M27 PBL is present along the western side of the site and could be lost to development. The EBC ecological appraisal recommends that this corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	Development of the site will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes- TPO94-E covering 3 Oak, 9 Oak, 2 Oak, All tree species, 1 Ash, 1 Oak, 8 Oak.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath crosses the southern part of this site and another runs adjacent to the northwest boundary of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	Development of the site may result in the loss of Moorgreen Road / Kanes Hill Allotments.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor potential for development in relation to avoiding

SA objective/ criterion		Justification
		settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The landscape within this site was assessed as having moderate sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 12: North of Barbe Bake Avenue

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 98 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The southern corner of the site is located within 400m of West End Library and West End Parish Centre.
2.2 Are health facilities available locally?	+	The site is within 401 to 800m of Townhill GP Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site will not lead to loss of any existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of public open space including Barnsland amenity space, Hatch Grange and Megan Green.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath runs around the internal perimeter of the site and links with a footpath to the west of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The southern and western parts of the site are located within 400m of the semi-frequent First 8 bus service.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and development would not lead to loss of any existing employment land?
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor

SA objective/ criterion		Justification
(same score as 3.1b)		railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The southern and western parts of the site are located within 400m of the semi-frequent First 8 bus service.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	The site is within 401 to 800m of Townhill GP Surgery.
4.7 Are shopping and related services available locally?	+	The southern corner of the site is located within 201 to 400m of a local centre.
4.8 Is the location close to a Primary school?	0	The western edge of the site is located 601 to 800m from Townhill Junior School.
4.9 Is the location close to a Secondary school?	--	The site is located further than 2000m from a secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs around the internal perimeter of the site and links with a footpath to the west of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The M27 motorway forms a geographical barrier between the site and one or two of the destinations above, including the secondary school.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Mineral Safeguarding Area or Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The site is located entirely in an area of medium quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The northern third of the site is located within 200m of the M27 and the western edge of the site is within 200m of the A27.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from M27. Air quality impact from M27 significant.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	A small area along the western edge of the site is subject to 'intermediate' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.

SA objective/ criterion	Justification	
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	The lower Itchen is present along the eastern boundary and a waterway is also present along the western boundary. Both of these flow into the River Itchen SAC. There is potential for adverse in combination effects with other developments nearby. Potential mitigation in the form of a 20m buffer from the top of each bank and naturalised SuDS with three forms of filtration is recommended by the EBC ecological appraisal to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Dummers Copse and Hatch Grange Meadow SINCS are adjacent to the site boundaries and could be adversely affected by development alone or in combination through urban edge effects. The EBC ecological appraisal recommends 20m buffers to mitigate this effect.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	Mature woodland is located in the northern part of the site that could be lost to development. Otters are likely to be using the Lower Itchen.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The M27 PBL is present in the north of the site and could be lost to development. This corridor should remain connected for biodiversity. The site also contains woodland and hedgerow habitat connected to the SINC.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 92-H covering all tree species, 3 oaks.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs around the internal perimeter of the site and links with a footpath to the west of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	The site was assessed as having good / very good potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The landscape within this site was assessed as having moderate / low sensitivity to development.
13. Protect and enhance and manage buildings, monuments,		

SA objective/ criterion		Justification
features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 13: West of Woodhouse Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 650 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The western third of the site is located within 401 to 800m of Drummond Community Centre, additionally the southern corner of the site is located within 401 to 800m of the Botley Centre.
2.2 Are health facilities available locally?	+	The western edge of the site is located within 401 to 800m of St Luke's Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site will not lead to the loss of existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of public open space including Bottom Copse Locke Road amenity space and Watkin Road green route.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	An existing footpath runs adjacent to the north western boundary of the site, existing cycle routes run adjacent to the southern, western and north western boundaries of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	+	The northern edge of the site is located within 401 to 800m of Hedge End Railway Station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located more than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located more than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The western quarter of the site is located within 400m of the semi-frequent First 8 bus route.
3.1 (e) Is the location close to a major employment centre?	+	The western third of the site is located within 401 to 1000m of Hedge End Industrial Area.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and development would not lead to loss of any existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	+	The northern edge of the site is located within 401 to 800m of Hedge End Railway Station.

SA objective/ criterion		Justification
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located more than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located more than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The western quarter of the site is located within 400m of the semi-frequent First 8 bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	The western third of the site is located within 401 to 1000m of Hedge End Industrial Area.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	The western edge of the site is located within 401 to 800m of St Luke's Surgery.
4.7 Are shopping and related services available locally?	-	The western third of the site is located 601 to 800m from a district or local centre.
4.8 Is the location close to a Primary school?	++	The western half of the site is located within 400m of Berrywood Primary School.
4.9 Is the location close to a Secondary school?	++	The south western half of the site is located within 800m of Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	An existing footpath runs adjacent to the north western boundary of the site; existing cycle routes run adjacent to the southern, western and north western boundaries of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The majority of the site is located in a Mineral Consultation Area. A section of the southern part of the site is located in a mineral Safeguarding Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The southern corner of the site is located in an area of high quality agricultural land; the remainder of the site is in an area of medium quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The north western third of the site is located within 200m of a railway line.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from Woodhouse Lane and Winchester Road/Street. Noise impact from train noise arising from the railway. Traffic generated by this development on may impact on existing AQMA in Botley High Street, and on Botley Road though Horton Heath and Fair Oak. Levels are close to annual target level .
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	An area of flood zone 3 runs through the centre of the site, following Bushy Copse. This area is also

SA objective/ criterion		Justification
		subject to 'intermediate' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	Shamblehurst Stream runs through the centre of the site and Bushey Copse SINC before draining into Pudbrook Lake and the Hamble at the Solent and Southampton Water SPA, SAC and Ramsar sites. There is potential for in combination effects with other sites that also drain into this stream. Potential mitigation has been identified by the EBC ecological appraisal, in the form of 20m buffers and naturalised SuDS with three forms of filtration to preserve water quality.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	--	Bushy Copse SINC runs through the centre of the site. This is designated for its wet ancient woodland. Development has the potential to significantly affect the SINC through loss, increases in recreational pressure and pollution. The EBC ecological appraisal advises that 20m buffers should be provided and harmful activities moved away from the site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	There is an incomplete hedgerow network throughout the site linking into the SINC which could be lost to development. Potential adverse effects from lighting on bats in Bushy Copse, which runs through the centre of the site, is likely.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The Railway and Wildern PBLs interlace the site and could be lost to development. The EBC ecological appraisal recommends that these corridors should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	-	Bushy Copse runs through the centre of the site however, this may be protected and buffered through developmental design.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes- TPO114-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	An existing footpath runs adjacent to the north western boundary of the site, existing cycle routes run adjacent to the southern, western and north western boundaries of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		

SA objective/ criterion		Justification
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor / average potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 14: Rickwood Farm, Upper Northam Road

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 54 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	The site is not located within 800m of community facilities.
2.2 Are health facilities available locally?	-	The site is located 1201 to 1600m from Hedge End Medical Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	The site will not result in the loss of any existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of public open space, including Kanes Hill Allotments.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing cycle path only runs adjacent to the sites south western boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located more than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located more than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located just further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and development would not lead to loss of any existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located more than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located more than 800m from a frequent bus route.

SA objective/ criterion		Justification
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located more than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located just further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	-	The site is located 1201 to 1600m from Hedge End Medical Centre.
4.7 Are shopping and related services available locally?	--	The site is not located within 800m of a town, district or local centre.
4.8 Is the location close to a Primary school?	++	The site is located within 400m of Kanes Hill Primary School.
4.9 Is the location close to a Secondary school?	0	The site is located 1201 to 1600m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing cycle path only runs adjacent to the sites south western boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The M27 motorway forms a geographical barrier between the site and three or more of the destinations above including; the secondary school, a doctor's surgery and a local centre.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The northern corner of the site is located in a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The site is located entirely in an area of medium quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	++	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The eastern edge of the site is located within 200m of the M27 motorway. The western most corner of the site is also within 200m of the A27.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from M27 is significant, also noise impacts from adjacent commercial land uses.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	A very small area of the site in the western corner is subject to 'less' surface water flood risk. However, it should be noted that this is a very small area, approximately 1% of the site.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		

SA objective/ criterion		Justification
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development will not negatively impact or lead to loss if an internationally or nationally designated site.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development will not negatively impact or lead to loss of a locally designated biodiversity site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	Development will not adversely affect areas with other nature conservation value.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development will not adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing cycle path only runs adjacent to the sites south western boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 15: Land at Sundays Hill and Land North of Pewitt Hill Close

SA objective/ criterion	Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs	
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++ The site has the capacity to provide 106 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	? Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing	
2.1 Are community facilities (community hall or library) available locally?	- The site is further than 800m from a community hall or library.
2.2 Are health facilities available locally?	- The northern half of the site is located within 1201 to 1600m of Bursledon GP Practice.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0 The site will not result in the loss of existing sports pitches or facilities.
2.4 Is public open space available locally?	0 The site is located within 800m of public open space including Netley Common.
2.5 Can the location readily be connected to the existing cycle and footpath network?	- No footpath or cycle path crosses the site or is adjacent to its boundary.
3. Develop a dynamic and diverse economy	
3.1(a) Is the location close to a major rail station?	-- The site is further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	-- The site is further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	-- The site is located more than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-- The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	- The site is located more than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	- This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0 EBC have confirmed that this site is not suitable for employment use and will not result in the loss of employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0 The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	
4.1 Is the location close to a major rail station? (same score as 3.1a)	-- The site is further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-- The site is further than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-- The site is located more than 800m from a frequent bus route.

SA objective/ criterion		Justification
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located more than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located more than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	-	The site is located 1201 to 1600 of Bursledon GP Practice.
4.7 Are shopping and related services available locally?	--	The site is located more than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	-	The north eastern part of the site is located within 801 to 1000m of Kings Copse Primary School.
4.9 Is the location close to a Secondary school?	-	The site is located 1601 to 2000m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	A small area in the north west corner of the site is located in a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The north east corner of the site is located in an area of medium quality agricultural land. The remainder of the site is in an area of low quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The majority of the site is located within 200m of the M27.
6.2 Will development increase pollution?	--?	Air quality impact from M27 is significant. Separation between sensitive development and roads will be necessary. Road Traffic noise impact from M27 is significant. Separation between noise sensitive development and roads will be necessary.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The site includes an area in the centre subject to 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	Badnum Creek which runs through the centre of the site flows into the Solent at the Solent and Southampton Water SPA, SAC and Ramsar sites. There is potential for in combination effects with other sites and a number of developments that already run into the creek. Potential mitigation has been suggested by the EBC ecological appraisal in the form of 20m buffers along the banks and naturalised SuDS with three forms of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	The EBC ecological appraisal identifies that The headwaters of Badnum Creek that feed a number of SINC's have been severely compromised within Phase 1 of this development. The EBC ecological appraisal recommends that development of the remaining land parcels should conserve and buffer the headwaters that remain and the creek itself.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	There are headwaters, stream and woodland habitat and veteran trees within the site that could be adversely affected by development. Adders are known to use the site.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The M27 PBL is present within the western part of the site and could be lost through development of the site. The EBC ecological appraisal recommends that this corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 741-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	?	Currently uncertain. Awaiting updated Gap Appraisal.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	?	Currently uncertain. Awaiting updated Landscape Appraisal.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		

SA objective/ criterion		Justification
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 16: Land between Woodhouse Lane and Grange Road and land at Grange Road

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 137 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The site is located within 401 to 800m of the Botley Centre.
2.2 Are health facilities available locally?	+	The western corner of the site is located within 401 to 800m of Hedge End Medical Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not lead to the loss of any existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of public open space, including Woodhouse Lane Recreation Ground.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located more than 1200m from a minor railway station
3.1 (c) Is the location close to a frequent bus route?	--	The site is located more than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The north western edge of the site is located within 800m of the semi- frequent First 8 bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located more than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	EBC have confirmed that there will be no loss of existing employment land. Existing planning permission for employment use therefore there would be loss of land suitable for employment purposes.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located more than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located more than 800m from a frequent bus route.

SA objective/ criterion		Justification
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The north western edge of the site is located with 800m of the semi- frequent First 8 bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located more than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	The western corner of the site is located within 401 to 800m of Hedge End Medical Centre.
4.7 Are shopping and related services available locally?	--	The site is located further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	+	The site is located within 401 to 600m from Freergrounds Junior School.
4.9 Is the location close to a Secondary school?	++	The site is located within 800m of Wildern Secondary School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The majority of the site is located in an area of high quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	--?	The site is located within 200m of the A334 and the southern edge of the site borders the High Street Botley AQMA.
6.2 Will development increase pollution?	--?	Noise impacts form Woodhouse Lane (Botley By Pass), and Botley Road. Air quality impacts from road traffic. Impacts of noise and odour from existing commercial uses if not redeveloped as part of this proposal.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not in an area of surface water flood risk and is not located in Flood Zones 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	The site is 180m from Woodhouse Gully to the north and 170m from Marls Road Tributary to the south. Both streams run into the Solent and Southampton Water SPA, SAC and Ramsar sites. There is potential for in combination effects with other nearby development. The EBC ecological appraisal recommends that naturalised SuDS with three forms of filtration are required to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development will not negatively impact or lead to loss of a locally designated biodiversity site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	Development will not adversely affect areas with other nature conservation value.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development will not adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes- TPO658-E covering Oak.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The landscape within the site was assessed as having moderate / low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 17: Land north of Bubb Lane and land north of Hedge End (part)

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 69 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The site is located 401 to 800m from Horton Heath Community Centre.
2.2 Are health facilities available locally?	--	The site is located further than 1600m from a medical centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of the site would not result in the loss of existing sports pitches or facilities.
2.4 Is public open space available locally?	0	The site is located within 301 to 800m of public open space including Valerian Close / Burnetts Lane green route.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath runs through the centre of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	0	The southern half of the site is located 801 to 1200m from Hedge End Railway Station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	+	The site is located within 401 to 1000m of Chalcraft Business Park.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and development would not lead to loss of any existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	0	The southern half of the site is located 801 to 1200m from Hedge End Railway Station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located further than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent

SA objective/ criterion		Justification
(same score as 3.1c)		bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	The site is located within 401 to 1000m of Chalcroft Business Park.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	--	The site is located further than 1600m from a medical centre.
4.7 Are shopping and related services available locally?	--	The site is located further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	--	The site is located further than 1000m from a primary school.
4.9 Is the location close to a Secondary school?	-	The site is located 1600 to 2000m from Wyvern College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs through the centre of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The railway track to the south of the site forms a geographical barrier to one or two of the destinations above including a secondary school.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The southern half of the site is located in an area of high quality agricultural land, the remainder of the site is located in an area of medium quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within 200m of a railway, A-road or motorway or an AQMA.
6.2 Will development increase pollution?	--?	Noise and air quality impacts from Botley road, noise for Bubb Lane will constrain site. Adjacent commercial uses generate noise.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	An area in the centre of the site is subject to 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	A drain is present to the south of the site which flows into Ford Lake which then joins the Hamble which flows through the Solent and Southampton SPA, SAC and Ramsar sites. There is potential for in combination effects if other nearby sites are developed. The EBC ecological appraisal identifies potential mitigation in the form of a buffer and naturalised SuDS with three forms of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0?	Development will not negatively impact or lead to loss of a locally designated biodiversity site. Scorey's Copse SINC is located just to east of the site, potential for increased recreational pressure. The sites are however, split by the B3354 and this issue was not raised in the EBC ecological appraisal.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	The site has a mature tree belt running though the centre which would be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The Chalcroft PBL covers the northern half of the site and would be lost through development. The EBC ecological appraisal recommends that this corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs through the centre of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The landscape within this site was assessed as having moderate / low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other	0	Development of this site will not affect heritage assets.

SA objective/ criterion	Justification
sites of local importance for heritage?	

Site 18: Land north of Hedge End (part) and land north of Hedge End Railway Station

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 793 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	The very northern tip of the site is within 800m of Horton Heath Community Centre however a minor negative score has been given as the area of the site within 800m is a very small proportion of this large site as a whole.
2.2 Are health facilities available locally?	0	The southern third of the site is located within 801 to 1200m from St Luke's Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not lead to the loss of existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The south western third of the site is located within 300m of public open space, including Cheltenham Gardens.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath cuts across the most northern corner of the site, two other footpaths also run adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	++	The southern third of the site is located within 400m of Hedge End Railway Station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The southern edge of the site is located within 400m of the semi-frequent First 8 bus route.
3.1 (e) Is the location close to a major employment centre?	+	The north western half of the site is located within 401 to 1000m from Chalcroft Business Park.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	The SLAA identifies the possible loss of existing employment land as the southern half of the site contains Mereworth Industrial Estate used for industrial light engineering.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	++	The southern third of the site is located within 400m of Hedge End Railway Station.

SA objective/ criterion		Justification
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located further than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The southern edge of the site is located within 400m of the semi-frequent First 8 bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	The north western half of the site is located within 401 to 1000m from Chalcroft Business Park.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	0	The southern third of the site is located within 801 to 1200m from St Luke's Surgery.
4.7 Are shopping and related services available locally?	--	The site is located more than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	0	The southern edge of the site is located 601 to 800m from Wellstead Primary School.
4.9 Is the location close to a Secondary school?	0	The very southern corner of the site is located 1201 to 1600m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath cuts across the most northern corner of the site, two other footpaths also run adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The railway line that runs along the south western border of the site forms a geographical barrier between the site and three or more of the above destinations including; the schools, local centre, open space and doctors surgery.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Minerals Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The northern half of the site is located in an area of high quality agricultural land. The remainder of the site is in an area of medium quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The south western edge of the site is located within 200m of the railway line.
6.2 Will development increase pollution?	--?	Noise and air quality impacts from Botley road, noise from Bubb Lane will constrain site. Railway noise impacts on site. Adjacent commercial uses generate noise.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	There is an area in the southern corner of the site that is within Flood Zone 3. There are also areas within the centre of the site that are subject to 'intermediate' surface water flooding.

SA objective/ criterion		Justification
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	Ford Lake runs through the site into the Hamble, which flows through the Solent and Southampton Water SPA, SAC and Ramsar sites. There is potential for adverse in combination effects from this site along with Hedge End North. The EBC ecological assessment recommends that naturalised SuDS with three forms of filtration and 20m buffers from the top of each bank are required to preserve water quality.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	--	Ford Lake runs through the site into Botley Golf Course Wood SINC. Alder Strip SINC is located just to the east of the site. There is potential for adverse effects on water quality and in combination effects from this site and other development.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	There are significant tree belts and woodland in the site, which could be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The Chalcroft PBL runs along the southern boundary of the site with the Ford Lake, the Railway PBL runs along the western edge of the site. The EBC ecological assessment recommends that these corridors should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpaths cuts across the most northern corner of the site, two other footpaths also run adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The landscape within this site was assessed as having moderate sensitivity to development.

SA objective/ criterion		Justification
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 19: Land south of Maddoxford Lane and east of Crows Nest Lane.

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 30 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	The site is located further than 800m from community facilities.
2.2 Are health facilities available locally?	0	The southern corner of the site is located 801 to 1200m from Botley Health Care Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site will not lead to loss of any existing sports pitches or facilities.
2.4 Is public open space available locally?	0	The site is located within 800m of public open space, including Flacon Way amenity space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpaths or cycle paths cross the site or are adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	The site is within 1201 to 1400m of Botley Railway Station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is more than 800m from a frequent bus stop.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is more than 800m from a semi- frequent bus route.
3.1 (e) Is the location close to a major employment centre?	--	The site is more than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	EBC confirms that this site is not suitable for employment uses and development would not lead to loss of any existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This site is not located within a town, district and local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	The eastern half of the site is within 1201 to 1400m of Botley Railway Station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is more than 800m from a frequent bus stop.

SA objective/ criterion		Justification
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is more than 800m from a semi- frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	--	The site is more than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	0	The site is located 801 to 1200m from Botley Health Care Centre.
4.7 Are shopping and related services available locally?	--	The site is located more than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	-	The southern corner of the site is located 801 to 1000m from Botley Church of England Primary School.
4.9 Is the location close to a Secondary school?	-	The western half of the site is located 1601 to 2000m from Wildern School
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpaths or cycle paths cross the site or are adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The railway line forms a geographical barrier between the site and three or more of the above destinations including the schools and the local centres.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site is in a Mineral Consultation Area. A small part of the site is in a Mineral Safeguarding Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The eastern part of the site is located in an area of high quality agricultural land. The remainder of the site is in an area of medium quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within 200m of a motorway, A-road or railway line or in a AQMA.
6.2 Will development increase pollution?	-?	Noise impact from Maddoxford land and railway, also potential noise impact from Botley By Pass.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not located in an area of surface water flood risk and is not located within Flood Zones 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification	
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	A tributary of the Hamble runs to the south of the site and into the Hamble which then flows into the Solent and Southampton Water SPA, SAC and Ramsar sites. Potential for in-combination effects has been identified by the EBC ecological appraisal.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	The waterway to the south of the site runs into Marshy Grassland, Botley SINC. The EBC ecological appraisal suggests that any adverse effects can be mitigated.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	There is a hedgerow running along the edge of the site, which could be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-	The railway PBL runs just south of the site but is not included within the site itself. The Ecological Appraisal has suggested that this could be fully buffered.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpaths or cycle paths cross the site or are adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	?	This is currently uncertain. Awaiting updated Gap Appraisal.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	?	This is currently uncertain. Awaiting updated Landscape Appraisal.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 20: Land west of Uplands Farm Botley

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 450 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The site is located within 401 to 800m of Botley Market Hall and the Botley Centre.
2.2 Are health facilities available locally?	++	The site is located within 400m of Botley Health Care Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site will not lead of loss of any existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The southern half of the site is located within 300m of public open space including, Kanes Hill Allotments and Sycamore Walk.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath crosses through the eastern side of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	+	The eastern half of the site is located within 401 to 800m of Botley Railway Station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located more than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	The SLAA form indicates that there will be no loss of employment land however, up to 1.5ha of the site would be available for employment uses.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	+	The eastern half of the site is located within 401 to 800m of Botley Railway Station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located further than 1200m from a minor railway station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located more than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located more than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	++	The site is located within 400m of Botley Health Care Centre.
4.7 Are shopping and related services available locally?	++	The southern corner of the site is located within 200m of Botley Village Centre.
4.8 Is the location close to a Primary school?	++	The southern section of the site is located within 400m of Botley Church of England Primary School.
4.9 Is the location close to a Secondary school?	0	The western edge of the site is located 1201 to 1600m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath crosses through the eastern side of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The majority of the site is located in a Mineral Consultation Area, the south eastern half of the site is located in a Mineral Safeguarding Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The majority of the site is located in an area of high quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The northern half of the site is located within 200m of the railway line.
6.2 Will development increase pollution?	-?	Road Traffic noise impact from Winchester Street, line of Botley By Pass runs through this site which will have significant implications for any noise sensitive development proposed on this land. Separation between noise sensitive development and roads will be necessary. Noise impact from train noise arising from the railway. Separation between noise sensitive development and railway required. Noise impacts from existing commercial uses.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	Small areas of the site are subject to 'intermediate' surface water flood risk. Other areas of the site are subject to 'less' surface water flood risk.

SA objective/ criterion		Justification
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	The River Hamble runs just the other side of the eastern boundary of the site. This river flows through the Solent and Southampton Water SPA, SAC and Ramsar sites. The EBC ecological appraisal recommends that a 20m buffer the naturalised SuDS with three form of filtration should be required to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Botley Mill Woodland SINC is adjacent to the eastern boundary of the site. This is designated for its wet woodland. The EBC ecological appraisal recommends that a 20m buffer should be provided to mitigate adverse impacts on the SINC. Sherecroft Farm Meadow SINC is located close the eastern border of the site. The SINCs could be subject to in-combination recreational pressure.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	Hedgerow with more mature standards is located on the site and could be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	Part of the railway PBL runs along the northern edge of the site and would be lost if developed. The EBC ecological appraisal recommends that the corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath crosses through the eastern side of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure. (Policy BO2 in the Revised pre-submission Local Plan, February 2014 allocated this site as a potential location for a cemetery).
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	The site was assessed as having average potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside,	0	The landscape within this site was assessed as having

SA objective/ criterion		Justification
coast, towns and/or villages, including views and settings?		low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Uplands Farm is located on the site. The Farm-house, timber barn and brick barn are all Grade II listed. These buildings should not be crowded with new development. There is a natural curved curtilage to the farmstead that should be respected.

Site 21: Land east of Kings Copse Avenue and east of Tanhouse Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 70 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The south western half of the site is located within 400m of the Pavilion at Norman Rodaway District Park.
2.2 Are health facilities available locally?	0	The site is located 801 to 1200m from Hedge End Medical Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development will not result in the loss of sport pitches or facilities.
2.4 Is public open space available locally?	--	The northern and eastern edges of the site are located within the Manor Farm Country Park and therefore development will result in the loss of publically accessible open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpaths or cycle paths cross the site or are adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located more than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and development would not lead to loss of existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor

SA objective/ criterion		Justification
(same score as 3.1b)		railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located more than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	0	The site is located 801 to 1200m from Hedge End Medical Centre.
4.7 Are shopping and related services available locally?	--	The site is located further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	++	The site is located within 400m of Kings Copse Primary School
4.9 Is the location close to a Secondary school?	0	The site is located within 1201 to 1600m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The majority of the site is located in a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The site is located entirely in an area of high quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within 200m of an A-road, motorway or an AQMA.
6.2 Will development increase pollution?	-?	Road Traffic noise impact from Heath House Lane (increasing traffic flow with opening of Pylands By Pass / Link road, and Botley By Pass). Separation between noise sensitive development and roads uses will be necessary.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	Development of the site will lead to the loss part of the Manor Farm Country Park.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	The northern edge of the site is located within Food Zone 3. Parts of the site are subject to 'less' surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.

SA objective/ criterion	Justification	
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	The Hedge End Stream runs along the northern boundary of the site, this stream runs into the Solent and Southampton Water SPA, SAC and Ramsar Site. There is potential for in combination effects with other nearby development. The EBC ecological appraisal proposes mitigation in the form of a 20m buffer and naturalised SuDS with three form of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Tanhouse Meadow SINC, designated for its grassland habitat, curls around the north of the site. The site also incorporates a part of the Manor Farm Local Nature Reserve, which includes Tanhouse Meadow SINC. Development has potential for effects alone as well as in-combination increased recreational effects. The EBC ecological appraisal suggests that a significant buffer between development and these sites will be required.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	Mature hedgerows are present around the boundaries if the site. As these are located around the boundaries of the site they may not be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development will not adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	Development of the site will lead to the loss part of the Manor Farm Country Park.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	The site was assessed as having good / very good potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low sensitivity to development.

SA objective/ criterion	Justification	
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 22: Land east of Precosa Road

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 431 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The northern half of the site is within 401 to 800m of the Botley Centre. The southern corner of the site is within 401 to 800m of the Pavilion at Norman Rodaway District Park.
2.2 Are health facilities available locally?	+	The north eastern third of the site is within 401 to 800m of Botley Health Care Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	-	Development of this site will result in the loss of a very small area of Manor Farm Country Park to the south of the site. Loss would usually score significantly negative however, the score has been downgraded in this case as the area lost will be a very small part of a very large country park and therefore is not likely to result in significant adverse effects.
2.4 Is public open space available locally?	--	Development of this site will result in the loss of Little Hatts Recreation Ground as well as a very small corner of Manor Farm Country Park.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath crosses through the northern part of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and no existing employment land would be lost to residential development.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This site is not located in a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving		

SA objective/ criterion		Justification
sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	The north eastern third of the site is within 401 to 800m of Botley Health Care Centre.
4.7 Are shopping and related services available locally?	--	The site is located further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	++	The north western corner of the site is located within 400m of Freegrounds Infant School
4.9 Is the location close to a Secondary school?	+	The northern half of the site is located 801 to 1200m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath crosses through the northern part of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The southern half of the site is located in a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	A section in the south of the site is covered by an area of high quality agricultural land. The remainder of the site is covered by medium quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not within 200m of an A-road, motorway or AQMA.
6.2 Will development increase pollution?	0	Development of this site will not impact upon pollution.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	Development of the site will result in the loss of Little Hatts Recreation Ground amenity space.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	An area in the centre of the site is subject to 'intermediate' surface water flood risk. A very small area along the southern boundary of the site is located within Flood Zone 3.

SA objective/ criterion		Justification
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	The Hedge End Stream runs along the southern boundary of the site, this stream runs into the Solent and Southampton Water SPA, SAC and Ramsar Site. Potential for in combination effects with nearby development have been identified. Mitigation is proposed in the EBC ecological appraisal in the form of a 20m buffer and naturalised SuDS with three form of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	The site backs onto, and incorporates a very small part of, the Manor Farm Local Nature Reserve. There is potential for development to increase recreational effects. The EBC ecological appraisal suggests that a significant buffer will be required.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	The site includes woodland blocks and hedgerows which could be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	There is significant woodland network on the site that could be fragmented by development.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath crosses through the northern part of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	Development of the site will result in the loss of Little Hatts Recreation Ground amenity space.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The landscape within this site was assessed as having moderate sensitivity to development.
13. Protect and enhance and manage buildings,		

SA objective/ criterion		Justification
monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 23: Land west of Cobbett Way; garage of Broad Oak; north of Broad Oak and west of Holmesland Way; and land north of Grange Road.

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 251 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The site is located within 400m of the Botley Centre and Brook House Masonic Centre.
2.2 Are health facilities available locally?	++	The south eastern corner of the site is located within 400m of Botley Health Care Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development will not lead to a loss of sport pitches and facilities.
2.4 Is public open space available locally?	+	The majority of the site is located within 300m of public open space including the Botley Recreation Ground.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site or runs adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	The eastern edge of the site is located 1201 to 1400m from Botley Railway Station.
3.1 (b) Is the location close to a minor rail station?	--	The site is more than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	The SLAA forms identify the potential for loss of employment land, as part of the site on the western edge is used for commercial purposes, including storage.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located in a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	The eastern edge of the site is located 1201 to 1400m from Botley Railway Station.
4.2 Is the location close to a minor rail station?	--	The site is more than 1200m from a minor railway

SA objective/ criterion		Justification
(same score as 3.1b)		station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	++	The south eastern corner of the site is located within 400m of Botley Health Care Centre.
4.7 Are shopping and related services available locally?	0	The eastern corner of the site is located 401 to 600m from a local centre.
4.8 Is the location close to a Primary school?	++	The eastern part of the site is located within 400m of Botley Church of England Primary School.
4.9 Is the location close to a Secondary school?	+	The eastern two thirds of the site is located 801 to 1200m from Wildern Secondary School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or runs adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers have been identified between the site and the facilities described above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The centre of the site is covered by a Mineral Consultation Area. A section of the site is also covered by a Mineral Safeguarding Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The eastern half of the site is in an area of high quality agricultural land. The remainder of the site is covered by medium quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	++?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	--?	The majority of the site is within 200m of the A334. The High Street Botley AQMA also runs through the site along the A334.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from A334 Botley Road Separation between noise sensitive development and roads will be necessary. Within existing Botley AQMA, likely negative impact on air quality.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	An area of Flood Zone 3 runs through the centre of the site, parts of the site are also subject to 'intermediate' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan	0	This site is not located near the coast.

SA objective/ criterion		Justification
Objectives be supported?		
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	Woodhouse Gully runs through the centre of the site to Solent and Southampton Water SPA, SAC and Ramsar site. There is a potential for adverse in-combination effects with other sites the Gully runs through. Mitigation is proposed in the EBC ecological appraisal in the form of 20m buffers from the top of each bank and three forms of filtration required through the sites to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	The site incorporates Woodhouse Gully SINC which runs through the middle of the site. Mitigation is proposed in the EBC ecological appraisal in the form of 20m development free buffers around the SINC. Development of this site is likely to have a recreational impact on the SINC, even if a 20m buffer was in place.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	There is significant tree cover throughout the site which could be lost to development..
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The Wildern PBA runs through the centre of the site. The EBC site assessment recommends that this corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or runs adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The landscape within this site was assessed as having moderate sensitivity to development.

SA objective/ criterion		Justification
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Development may affect Homesland Registered Park from 1800s with a walled garden.

Site 24: Garage at Broad Oak

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 16 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The site is located within 400m of The Botley Centre
2.2 Are health facilities available locally?	+	The site is located 401 to 800m from Botley Health Care Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not result in the loss of existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is within 300m of public open space including Botley Recreation Ground.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	An existing footpath runs adjacent to the western corner of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is more than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	The SLAA form for the site indicated there would be loss of employment land as a car showroom is currently located on the site.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This site is not located within a town, district and local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is more than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus

SA objective/ criterion		Justification
(same score as 3.1c)		route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	The site is located 401 to 800m from Botley Health Care Centre.
4.7 Are shopping and related services available locally?	-	The site is located 601 to 800m from Botley Village Centre.
4.8 Is the location close to a Primary school?	+	The site is located 401 to 600m from Botley Church of England Primary School.
4.9 Is the location close to a Secondary school?	+	The site is located 801 to 1200m from Wildern Secondary School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	An existing footpath runs adjacent to the western corner of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers on the most direct walking routes to the above destinations.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The northern corner of the site is located in an area of high quality agricultural land.
5.3 Will it use previously developed land?	++	This site consists of previously developed land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	--?	The site is located within 200m of the A334 and the northern edge of the site touches the High Street Botley AQMA.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from A334 Botley Road Separation between noise sensitive development and roads will be necessary. Site is within existing Botley AQMA, likely negative impact on air quality.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	The southern corner of the site is located within Flood Zone 3 and the majority of the site is located in areas subject to 'intermediate' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	Marles Road Stream, a tributary of the Hamble runs to the west of the site, Woodhouse Gully runs to the east. Both stream run into the Hamble which in turn flows into the Solent and Southampton Water SPA, SAC and Ramsar Site. There is potential for in combination effects on water quality. EBC Ecological Appraisal recommends providing 20m buffers and the use of SuDS to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	The site is directly adjacent to Woodhouse Gully Woods SINC. Potential for increased urban edge and recreation effects. EBC Ecological Appraisal recommends that a 20m buffer is provided.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	Development will not adversely affect areas with other nature conservation value.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The Wildern PBA covers the eastern half of the site. This corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	An existing footpath runs adjacent to the western corner of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	The site was assessed as having good / very good potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	?	Currently uncertain. Awaiting updated Landscape Appraisal.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 25: Land south of Snakemoor Lane; Land at Denhams Corner and Land at Ford Lake

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has a potential capacity of 716 dwellings
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The northern tip of the site is located within 400m of Horton Heath Village Hall, half of the site is located within 800m.
2.2 Are health facilities available locally?	--	The site is located further than 1600m from healthcare facilities.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports pitches and facilities.
2.4 Is public open space available locally?	+	The northern tip of the site is located within 300m of public open space, including Valerian Close green route, half of the site is within 800m.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath crosses the northern end of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	0	The southern half of the site is located 801 to 1200m from Hedge End Railway Station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located just further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and development would not lead to loss of any existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	0	The southern half of the site is located 801 to 1200m from Hedge End Railway Station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located further than 1200m from a minor railway station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located just further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	--	The site is located further than 1600m from healthcare facilities.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	--	The site is located further than 1000m from a primary school.
4.9 Is the location close to a Secondary school?	0	The northern end of the site is located 1200 to 1600m from Wyvern College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath crosses the northern end of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The railway tracks 750m to the south east of the site form a geographical barrier between the site and the local centre, primary schools and secondary schools as well as a semi-frequent bus route.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not in a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The southern third of the site is in an area of high quality agricultural land. The middle of the site is in an area of medium quality agricultural land and the northern section of the site is in an area of low quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not within 200m of an A-road, motorway or AQMA.
6.2 Will development increase pollution?	--?	The northern part of site impacted by Botley road noise and air quality. Likely impact on Botley AQMA for traffic generated by development.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	The eastern edge of the site is boarded by Flood Zone 3 and is an area subject to 'intermediate' surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located next to the coast.

SA objective/ criterion	Justification	
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	Ford lake runs along the east of the site and then on into the Solent and Southampton Water SPA, SAC and Ramsar site.. Potential for in-combination effects on water quality within the Solent and Southampton Water SPA, SAC and Ramsar site. Potential mitigation has been identified e.g. a 20m buffer will be required and Naturalised SuDS with three forms of filtration should be required throughout the sites to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	Three SINCs are present within the site; Scorleys Copse, Scorleys Copse Rush Pasture and Alder Strip. Development of the site could cause loss or fragmentation of these and an increase in recreational impacts and urban edge effects.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	The site supports significant areas of woodland, which would be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The Chalcroft PBL covers the site. The EBC ecological appraisal suggests that this corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	--	Ancient woodland is present on the site. If the site is fully developed a significant area of ancient woodland would be lost.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes- TPO 782-E covering Mixed Species. TPO 29-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath crosses the northern end of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	--	The landscape within this site was assessed as having high / moderate sensitivity to development.
13. Protect and enhance and manage buildings,		

SA objective/ criterion		Justification
monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 26: Braxells Farm Winchester Road

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+	The site has the capacity to provide 14 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	The site is located further than 800m from community facilities.
2.2 Are health facilities available locally?	-	The site is located 1201 to 1600m from St Luke's Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports pitches and facilities.
2.4 Is public open space available locally?	0	The site is located within 301 to 800m of public open space including Watkin Road green route and Cheltenham Gardens.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path cross the site or run adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	+	The site is located within 800m of Hedge End Railway Station
3.1 (b) Is the location close to a minor rail station?	--	The site is not located within 1200m of a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is not located within 800m of a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The western half of the site is located within 401 to 800m of the semi-frequent First 8 bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located more than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	Development will lead to loss of employment land, the site is in B1a, B2 and B8 use.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	+	The site is located within 800m of Hedge End Railway Station
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is not located within 1200m of a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is not located within 800m of a frequent bus route.

SA objective/ criterion		Justification
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The western half of the site is located within 401 to 800m of the semi-frequent First 8 bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located more than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	-	The site is located 1201 to 1600 from St Luke's Surgery.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	--	The site is located further than 1000m from a primary school.
4.9 Is the location close to a Secondary school?	-	The site is located 1601 to 2000m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path cross the site or run adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The railway line 500m to the south west of the site forms a geographical barrier between the site and schools, the doctors surgery and the local centre.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Mineral Safeguarding Area or Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The northern half of the site is located in an area of high quality agricultural land, the remainder of the site is in an area of medium quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not within 200m of an A-road, motorway or AQMA.
6.2 Will development increase pollution?	-?	Noise impact Winchester Road, limited options for use of layout to mitigate noise. Adjacent commercial uses.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not located in an area of surface water flood risk and is not in Flood Zone 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located on the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification	
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	Ford Lake runs to the north of the site and runs into the Solent and Southampton Water SPA, SAC and Ramsar site. Mitigation is proposed in the form of Naturalised SuDS with three forms of filtration to preserve water quality.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-?	The site is just south of Ford Lake, although this is not designated along this stretch of Hedge end north and this site are developed there may be an adverse in combination effect with other nearby development on water quality.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	Development will not adversely affect areas with other nature conservation value. Tree lines connecting into the SuDS should be retained.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development will not adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpaths or cycle paths cross the site or run adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	The site was assessed as having very average potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 27: Land north of Blundell Lane and south of M27

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 52 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The western half of the site is located 401 to 800m from Bursledon Village Hall.
2.2 Are health facilities available locally?	0	The western half of the site is located 801 to 1200m from Bursledon GP Practice.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports pitches and facilities.
2.4 Is public open space available locally?	+	The western edge of the site is located within 300m of Bridge Close amenity space. The remainder of the site is within 800m of Long Lane Recreation Ground.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath runs adjacent to the eastern edge of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	-	The site is located 401 to 1200m from a Bursledon Railway Station.
3.1 (c) Is the location close to a frequent bus route?	++	The majority of the site is located within 400m of the frequent First X4/X5 bus service.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located more than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and development would not lead to loss of any existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	The site is located 401 to 1200m from a Bursledon Railway Station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The majority of the site is located within 400m of the frequent First X4/X5 bus service.

SA objective/ criterion		Justification
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located more than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	0	The western half of the site is located 801 to 1200m from Bursledon GP Practice.
4.7 Are shopping and related services available locally?	--	The site is located further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	-	The eastern half of the site is located within 801 to 1000m of Bursledon Junior School.
4.9 Is the location close to a Secondary school?	--	The site is located more than 2000m from a secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs adjacent to the eastern edge of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not in a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The site is located entirely in an area of high quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The site is located within 200m of the M27, and the southern corner of the site is also located within 200m of the railway line.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from M27 is significant, noise impacts from adjacent commercial land uses. Air quality impact from M27 may affect layout. Separation between noise sensitive development and roads will be necessary. Noise impact from train noise arising from the railway. Air quality – Impact from M27 significant. Separation between sensitive development and roads will be necessary. Careful consideration of traffic impacts generated by this development on existing AQMA in Hamble Lane, and on adjacent road network.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The eastern corner of the site is subject to 'less' surface water flood risk. A very small proportion of the site (<1%) along the eastern edge is covered by flood zone 3. This has not been reflected in the score however, it should be noted as this site is located near to a large area of Flood Zone 3 and is near to the River Hamble.

SA objective/ criterion		Justification
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	--	The site is within 100m of Solent Maritime SAC and is adjacent to supporting habitat for the SAC. Development of the site would be likely to lead to impacts on the SAC due to either deterioration of supporting habitats or changes in hydrological processes.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	The site is adjacent to Brixdone saltmarsh and mudflat SINC. Development of this site could impact on the sensitive balance between fresh and saltwater impacts leading to adverse effects.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	The site has significant woodland cover, which could be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The site incorporates the M27 PBL. The EBC ecological assessment suggests that this corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	The development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 77-H covering all tree species, TPO 77-H covering 7 chestnuts, TPO 77-H covering 9 oaks.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs adjacent to the eastern edge of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	The site was assessed as having good / very good potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The landscape within this site was assessed as having moderate sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		

SA objective/ criterion		Justification
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Maidenstone House is located on the opposite side of Blundell Lane to the south-west of the site. It has a garden from the early 1800's previously owned by the Bishop of Winchester.

Site 28: Land north of Bridge Road

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+	The site has the capacity to provide 11 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The site is located within 401 to 800m from Bursledon Village Hall.
2.2 Are health facilities available locally?	0	The site is located within 801 to 1200m from Bursledon GP Practice.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of public open space including Bridge Close and Bursledon Heights amenity space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site or runs adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located more than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	+	The southern end of the site is located within 400m of Bursledon Railway Station.
3.1 (c) Is the location close to a frequent bus route?	++	The site is located within 400m of the frequent First X4/X5 bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is not located within 800m of a frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and development would not lead to loss of any existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located more than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	+	The southern end of the site is located within 400m of Bursledon Railway Station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The site is located within 400m of the frequent First X4/X5 bus route.

SA objective/ criterion		Justification
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is not located within 800m of a frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	0	The site is located within 801 to 1200m from Bursledon GP Practice.
4.7 Are shopping and related services available locally?	-	The site is located within 601 to 800m from a district or local centre.
4.8 Is the location close to a Primary school?	0	The site is located 601 to 800m from Bursledon Junior School.
4.9 Is the location close to a Secondary school?	--	The site is located just further than 2000m from a secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or run adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Mineral Safeguarding Area or Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The site is located entirely in an area of high quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The site is located within 200m of the A27.
6.2 Will development increase pollution?	--?	Noise and air quality impacts form A27 significant, brownfield impact issue.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not located in an area of surface water flood risk and is not in Flood Zone 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located by the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	--	The site is close to Brixdone saltmarsh and mudflat supporting habitat for the Solent Maritime SAC and development is likely to impact on the sensitive saltwater / freshwater balance.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	Brixdone saltmarsh and mudflat SINC, located close to the site, is likely to be affected by changes in hydrology. Land North of Bridge Road SINC is located just to the north of the site. Potential for increased recreational and urban edge effects.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	Wetland outside of the SINC and maritime grassland are likely to be impacted by recreational pressure arising from development of this site.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development will not adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 746-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or run adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	The site was assessed as having good / very good potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The landscape within this site was assessed as having moderate sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 29: Land at Providence Hill and Oakhill

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	The site has the capacity to provide 10 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The site is located 401 to 800m from the Lowford Centre and within 400m of Bursledon Village Hall
2.2 Are health facilities available locally?	+	The site is located 401 to 800m from Bursledon GP Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of the site will not result in the loss of existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of existing public open space including Long Lane Recreation Ground.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	-	The site is located 401 to 1200m from Bursledon Railway Station.
3.1 (c) Is the location close to a frequent bus route?	++	The site is located within 400m of the frequent First X4/X5 bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located more than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	The SLAA for indicated that development of this site may result in the loss of some open storage.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This site is not located within a town, district and local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	The site is located 401 to 1200m from Bursledon Railway Station.
4.3 Is the location close to a frequent bus route?	++	The site is located within 400m of the frequent First

SA objective/ criterion		Justification
(same score as 3.1c)		X4/X5 bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located more than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located more than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	The site is located 401 to 800m from Bursledon GP Surgery.
4.7 Are shopping and related services available locally?	+	The site is located 201 to 400m from Lowford / Portsmouth Road Local Centre.
4.8 Is the location close to a Primary school?	+	The site is located 401 to 600m from Bursledon Junior School.
4.9 Is the location close to a Secondary school?	--	The site is located further than 2000m from a secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers on the most direct walking route to the above destinations.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site is located entirely in an area of low quality agricultural land.
5.3 Will it use previously developed land?	+/-	The southern half of the site is previously developed land while the northern half of the site is greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The site is located within 200m of the A27 and the M27.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from A27 and M27 significant. Separation between noise sensitive development and roads will be necessary. Adjacent to former landfill. Development site adjacent to A27 with elevated NO2, separation between sensitive development and roads will be necessary. Careful consideration of traffic impacts generated by this development on existing AQMA at Hamble Lane.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	The site is almost entirely covered by areas subject to 'intermediate' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not near the coast.

SA objective/ criterion	Justification	
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	Badnum Creek and another unnamed watercourse run through the site. These streams run into the Hamble at the Solent and Southampton Water SAC, SPA and Ramsar site. Potential for in combination effects with other development on water quality. EBC Ecological Appraisal suggests 20m buffers for both streams and the use of SuDS with three forms of filtration.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development will not negatively impact or lead to loss of a locally designated biodiversity site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	Reptiles are known to be present in the area, but unknown which areas of the site are being used.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The northern half of the site is covered by the M27 PBL. This corridor should remain connected for biodiversity. There are significant tree belts connecting into Windmill Woods SINC. EBC Ecological Appraisal suggests these should be retained and buffered.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 143-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	The site was assessed as having good / very good potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The landscape within the site is assessed as having moderate / low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		

SA objective/ criterion		Justification
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 30: Land north of Providence Hill and the Morellos and Forge Mount, Providence Hill

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 19 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The southern third of the site is within 400m of Lowford Community Library and the Pilands Wood Centre.
2.2 Are health facilities available locally?	++	The majority of the site is located within 400m of Bursledon GP Practice.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of public open space, including Lionheart Way Ecology Park and Devonshire Gardens.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There is an existing footpath adjacent to the site's north western corner although this is separated from the site by the A27.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	-	The eastern third of the site is located within 401 to 1200m of Bursledon Railway Station.
3.1 (c) Is the location close to a frequent bus route?	++	The site is located within 400m of the frequent First X4/X5 bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify the site as being suitable for employment uses and development would not lead to the loss of any existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	The eastern third of the site is located within 1200m of Bursledon Railway Station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The site is located within 400m of the frequent First X4/X5 bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located more than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	++	The majority of the site is located within 400m of Bursledon GP Practice.
4.7 Are shopping and related services available locally?	+	The site is within 201 to 400m from a town, district or local centre.
4.8 Is the location close to a Primary school?	0	The site is within 601 to 800m of Bursledon Junior School.
4.9 Is the location close to a Secondary school?	--	The site is located further than 2000m from a secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is an existing footpath adjacent to the site's north western corner however, this is separated from the site by the A27.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Approximately two thirds of the site is located in a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site is located entirely in an area of low quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The site is located within 200m of the A27.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from A27 and M27 significant. Separation between noise sensitive development and roads will be necessary. Adjacent to former landfill. Development site adjacent to A27 with elevated NO2, separation between sensitive development and roads will be necessary. Careful consideration of traffic impacts generated by this development on existing AQMA at Hamble Lane.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The site contains small areas subject to 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located on the coast.

SA objective/ criterion	Justification	
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	A watercourse runs along the northern boundary of the sites and runs onto the Solent and Southampton Water SPA, SAC and Ramsar site. Other sites also drain into this water system so there is potential for adverse in combination effects. The EBC ecological appraisal suggests that mitigation could consist of a 20m buffer to the watercourse and use of naturalised SuDS with three forms of filtration.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Windmill Woods SINC, located to the east of the site could be impacted by recreation pressure from this site and other proposed and permitted sites.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	Much of the site is wooded and likely to be an important part of the network. Headwaters of a small unnamed stream are present along the southern boundary, which the EBC ecological appraisal suggests would need to be buffered. A very small reptile population and foraging bats are known to use the site.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development will not adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 736-E covering all tree species, Bursledon Windmill conservation area.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is an existing footpath adjacent to the site's north western corner, although this is separated from the site by the A27.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	The site was assessed as having good / very good potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The landscape within this site was assessed as having moderate / low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		

SA objective/ criterion		Justification
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	--	Development of the site has potential to adversely affect the setting of a listed windmill.

Site 31: Land south of j8 of M27 south of Peewit Hill west of Dodwell Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 15 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	The site is further than 800m from community facilities.
2.2 Are health facilities available locally?	0	The southern half of the site is located within 801 to 1200m of Bursledon GP Practice.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not result in the loss of sports pitches or facilities.
2.4 Is public open space available locally?	0	The site is located within 301 to 800m of public open space including Manor Farm Country Park.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site or runs adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located more than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	--	The site is located further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	The SLAA forms indicates that there would be some loss of employment land (a photographic studio) and that the site is suitable for employment uses, including business park, industrial and warehouse.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located more than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.

SA objective/ criterion		Justification
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	--	The site is located further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	0	The southern half of the site is located within 801 to 1200m of Bursledon GP Practice.
4.7 Are shopping and related services available locally?	--	The site is located further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	--	The site is located just further than 1000m from a primary school.
4.9 Is the location close to a Secondary school?	-	The north east corner of the site is located 1601 to 2000m away from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or runs adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The M27 forms a geographical barrier between the site and one or two of the above destinations including the doctors surgery.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Minerals Safeguarding Area or in a Minerals Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site is entirely located in an area of low quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The site is almost entirely located within 200m of the M27 motorway.
6.2 Will development increase pollution?	--?	Air quality impact from M27 significant. Separation between sensitive development and roads will be necessary. Road Traffic noise impact from M27 significant. Impact from through traffic on new feeder road. Separation between noise sensitive development and roads will be necessary
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The western edge of the site is subject to a small area of 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.	
This objective is to be used in the appraisal of development management policies.	
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.	
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	- Badnum Creek, which runs through the site, runs into the Solent and Southampton Water SPA, SAC and Ramsar site. There is potential for in-combination effects as a number of developments already drain into the creek. The EBC ecological appraisal suggests mitigation in the form of a 20m buffer along the top of the bank and naturalised SuDS.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	- Badnum Creek, which runs through the site, feeds a number of SINCS and ancient woodland gills have been severely compromised within Phase 1 of development of this site. The EBC ecological appraisal recommends that development of the remaining land parcels conserves and buffers the headwater that remain and the creek itself.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-- There are headwaters and a stream on site and hedgerows that border the site that link to a wider woodland network. These could be adversely affected by development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-- The M27 PBL is present within the west of the site and could be lost to development. The EBC ecological appraisal recommends that this corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0 Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.	
11.1 Will the development affect TPO trees?	0 Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	- No footpath or cycle path crosses the site or runs adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0 No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.	
12.1 Will development adversely affect the separation of neighbouring settlements?	-- The site was assessed as having very poor / poor potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0 The landscape within this site was assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.	
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-? Dodwell Cottage is located at the end of Dodwell lane facing the site. High hedges across the front of the building could potentially work to protect the setting of the heritage asset.

Site 32: Heath House Farm

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 38 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The site is located within 400m of Norman Rodaway Pavilion.
2.2 Are health facilities available locally?	0	A small northern section of the site is located within 801 to 1200m of Hedge End Medical Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of Manor Farm Country Park as well Norman Rodaway Sport Ground, and other smaller amenity spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located more than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and development would not lead to the loss of any existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located more than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.

SA objective/ criterion		Justification
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	0	A small northern section of the site is located within 1200m of Hedge End Medical Centre.
4.7 Are shopping and related services available locally?	--	The site is located further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	++	The northern half of the site is located within 400m of Kings Copse Primary School.
4.9 Is the location close to a Secondary school?	0	The northern half the school is located within 1201 to 1600m of Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site does not lie within a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The site lies entirely in an area of high quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not within 200m of an A-road, motorway or AQMA.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from Heath House Lane (increasing traffic flow with opening of Pylands By Pass / Link road, and Botley By Pass). Separation between noise sensitive development and roads uses will be necessary. Land contamination –adjacent to former landfills.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The site contains a very small area subject to 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification	
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	The site will drain into Hoe Moor Creek, a tributary of the Hamble River, which runs into Solent and Southampton Water SPA, SAC and Ramsar site. Potential for in-combination effects on water quality. Mitigation is proposed in the form of Naturalised SuDS with three form of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Pilands Copse SINC is located just to the south and west of the site. Potential for in-combination recreational effects with other development. EBC ecological appraisal suggests mitigation in the form of a 20m buffer.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	The site includes extensive woodland and connecting hedgerows which make up the woodland complex. The EBC ecological appraisal recommends these are retained, buffered and enhanced.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The site is covered by the Hamble Estuary PBA. The EBC ecological appraisal states that important routes need to remain open for wildlife.
10.5 Will the development adversely affect ancient woodland?	-	The site is adjacent to Catland / Fosters / Bottom Copses ancient woodland and Pilands Copse SINC. Potential for adverse effects resulting from urban edge and increased recreational pressure. EBC ecological appraisal suggests mitigation in the form of a 20m buffer and the woodland on site to be assessed for its value to the ancient woodland complex.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	The site was assessed as having good / very good potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas,	0	Development of this site would not affect heritage assets.

SA objective/ criterion	Justification
archaeological sites, historic landscapes and other sites of local importance for heritage?	

Site 33: Land lying south east of Windmill Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 51 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The site is located 400 to 800m from Lowford Community Library and 400 to 800m from Bursledon Community Centre and Bursledon Village Hall.
2.2 Are health facilities available locally?	+	The site is located 401 to 800m from Bursledon GP Practice.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports pitches and facilities.
2.4 Is public open space available locally?	0	The site is within 300 to 800m of public open space, including Lionheart Way Ecology Park and Manor Farm Country Park.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no footpaths or cycle paths within or adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is more than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	-	The southern half of the site lies within 401 to 1200m of Bursledon Railway Station.
3.1 (c) Is the location close to a frequent bus route?	++	The majority of the site, to the south is located within 400m of frequent bus route First X4/X5.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and development would not lead to loss of any existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is more than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	The southern half of the site lies within 401 to 1200m of Bursledon Railway Station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The majority of the site, to the south is located within 400m of frequent bus route First X4/X5.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located more than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	The site is located 401 to 800m from Bursledon GP Practice.
4.7 Are shopping and related services available locally?	0	The site is located within 401 to 600m of a local centre and shopping facilities.
4.8 Is the location close to a Primary school?	0	The southern half of the site is located 601 to 800m of Bursledon Junior School.
4.9 Is the location close to a Secondary school?	--	The site is located further than 2000m from a secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycle paths within or adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Approximately half of the site is located within a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The entire site is located within an area of lower quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The site is located within 200m of the A27 and the M27.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from M27 is significant, Land contamination partially on former landfill site, Air quality impact from M27 is significant, separation between sensitive development and roads will be necessary. Careful consideration of traffic impacts generated by this development on existing AQMA at Hamble Lane.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	A small area in the site is subject to 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.

SA objective/ criterion	Justification	
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	Badnum Creek and another watercourse run through the site. The water system runs into the Solent & Southampton Water SPA, SAC and Ramsar site. Potential for in-combination effects on water quality. Mitigation is proposed in the EBC ecological appraisal in the form of 20m buffers and use of naturalised SuDS with three forms of filtration.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	The site incorporates Windmill Wood SINC which also includes the headwaters of a small unnamed stream. The site could be buffered but connectivity may still be severely compromised.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	Reptiles and foraging bats are known to use the site.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The site incorporates the M27 PBL to the north, which the EBC ecological appraisal recommends should remain connected for biodiversity. There are also significant tree belts connecting into Windmill Woods SINC which will need to be retained and buffered.
10.5 Will the development adversely affect ancient woodland?	0	The development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 736-E covering all tree species, Bursledon Windmill conservation area.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycle paths within or adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	The site was assessed as having average potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The landscape within this site was assessed as having moderate sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		

SA objective/ criterion		Justification
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	--	Development of this site would adversely affect the setting of a listed windmill.

Site 34: Land west of Shop Lane and land east of Shop Lane and south of Botley Rd

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has capacity to provide 364 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	The site is further than 800m from a community hall or library.
2.2 Are health facilities available locally?	0	The eastern half of the site is located within 801 to 1200m from Bursledon GP Practice.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports pitches and facilities.
2.4 Is public open space available locally?	0	The majority of the site is within 800m of public open space, including the King George IV Recreation Ground, Manor Close amenity space and Lionheart Way Ecology Park.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located more than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located more than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	++	The southern half of the site is located within 400m of the frequent First X4/X5 service.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located more than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and development would not lead to loss of any existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located more than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located more than 1200m from a minor railway station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The southern half of the site is located within 400m of the frequent First X4/X5 service.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located more than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	0	The eastern half of the site is located within 1200m from Bursledon GP Practice.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	--	The site is further than 1000m from a primary school
4.9 Is the location close to a Secondary school?	-	The southern third of the site is 1601 to 2000m from Hamble Community Sports College
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The entire site is located in a Mineral Consultation Area, the majority of the site is located within a Mineral Safeguarding Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	Much of the southern part of the site is located in an area of high quality agricultural land. The northern end of the site is located in an area of medium quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The southern third of the site is located within 200m of the A3025.
6.2 Will development increase pollution?	-?	Noise impact on south spur of site form Portsmouth Road, adjacent to brownfield site.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	Small areas in the site are subject to 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	The site is not near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-?	The site may drain into Tickleford Gully which runs along the western boundary of the site and runs into the Southampton & Solent Water SPA and Ramsar site, but this is uncertain. Mitigation is proposed in the EBC ecological appraisal in the form of a 20m buffer and naturalised SuDS with 3 forms of filtration.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Western Greenway SINC, designated for its woodland runs along the western boundary of the site. A 20m buffer is suggested for protection. Netley Farm closed Landfill site SINC is located just south of the site but is separated from the site by the A3025.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	Woodland and headwaters associated with Tickleford Gully may be present at the northern extremities of the site. The EBS ecological appraisal suggests mitigation in the form of buffers. Rough grassland is also present on the site.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	Old Netley PBL touches the eastern boundary of the site and could be adversely affected by development.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site would not affect heritage assets.

Site 35: Land rear of Plough Inn; open space south of Pound Rd west of Priors Hill Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	Site has capacity to provide 31 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The very eastern edge of the site is within 400m of the Pilands Wood Centre. The north east corner of the site is located 400 to 800m from Lowford Community Library.
2.2 Are health facilities available locally?	+	The north eastern quarter of the site is located within 800m from Bursledon GP Practice.
2.3 What effect would the development have on local provision of sports pitches and facilities?	--?	Development of the site would result in the loss of the King George V Recreation Ground. There is uncertainty regarding suitable replacement.
2.4 Is public open space available locally?	--?	Development would result in the loss of the King George V Recreation Ground and Cunningham Gardens. There is uncertainty regarding suitable replacement.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle paths cross the site or are adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located more than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	++	The site is located within 400m of the frequent First X4/X5 bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify the site as being suitable for employment uses and development would not lead to loss of any existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located further than 1400m from a major railway station.

SA objective/ criterion		Justification
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located more than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The site is located within 400m of the frequent First X4/X5 bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	The north eastern quarter of the site is located within 800m from Bursledon GP Practice.
4.7 Are shopping and related services available locally?	+	The south eastern third of the site is located 201 to 400m from a local centre and shopping facilities.
4.8 Is the location close to a Primary school?	0	The south eastern corner of the site is located 601 to 800m from Bursledon Junior School.
4.9 Is the location close to a Secondary school?	0	The site is located within 1201 to 1600m from Hamble Community Sports College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle paths cross the site or are adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The majority of the site is located in a Mineral Safeguarding Area and a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	A small section of the site in the western corner is high quality agricultural land. The remainder of the site is medium quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The majority of the site is located within 200m of the A3025.
6.2 Will development increase pollution?	-?	Potential for traffic impacts generated by this development on existing AQMA at Hamble Lane.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	An area in the centre of the site is subject to 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-?	A water course runs through the centre of the site and into the Solent and Southampton Water SPA and Ramsar site. This was not raised in the EBC Ecological Appraisal and so it is uncertain as to whether there is potential for in combination adverse effects on water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Site is immediately adjacent to Priors Hill Brickworks SINC designated for its heathland and grassland populations. Mitigation is proposed by the EBC ecological appraisal in the form of a 20m buffer.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	Parts of the site appear to contain woodland habitats that reflect the complex found within the SINC. The EBC Ecological Appraisal suggests these areas may need to be retained.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development will not adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 440-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle paths cross the site or are adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor / average potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within the site was assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site would not affect heritage assets.

Site 36: Land west of Hamble Lane and land east of Hamble Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 355 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The northern third of the site is located within 400m of the Pilands Wood Centre and Bursledon Scout and Guide Group.
2.2 Are health facilities available locally?	++	A southern section of the site is located within 400m of blackthorn Health Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of public open space, including Mallards Moor Green Route.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	An existing footpath crosses the south eastern corner of the site and a cycle path runs along the B3397 through the centre of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	-	The site is located within 401 to 1200m of Hamble Railway Station and Netley Railway Station.
3.1 (c) Is the location close to a frequent bus route?	+	A small section along the northern edge of the site is located within 600m of the First X4/X5 bus routes. The northern half of the site is located within 800m of this bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	A small southern section of the site is located within 400m of the semi-frequent First 6 route. The remainder of the site is located within 401 to 800m of this route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further then 100m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	There may be some loss of employment land as the Itchen Fruit Company and Berry Farm are located on site.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station?	--	The site is further than 1400m from a major railway

SA objective/ criterion		Justification
(same score as 3.1a)		station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	The site is located within 401 to 1200m of Hamble Railway Station and Netley Railway Station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	+	A small section along the northern edge of the site is located within 600m of the First X4/X5 bus routes. The northern half of the site is located within 800m of this bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	A small southern section of the site is located within 400m of the semi-frequent First 6 route. The remainder of the site is located within 401 to 800m of this route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further then 100m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	++	A southern section of the site is located within 400m of blackthorn Health Centre.
4.7 Are shopping and related services available locally?	+	The northern half of site is within 201 to 400m from a local centre and shopping area.
4.8 Is the location close to a Primary school?	0	The eastern quarter of the site is 601 to 800m of Bursledon Junior School.
4.9 Is the location close to a Secondary school?	++	The majority of the site is located within 800m of Hamble Community Sports College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	An existing footpath crosses the south eastern corner of the site and a cycle path runs along the B3397 through the centre of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site is located in a Mineral Safeguarding Area and a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The site is located in an area of medium quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within 200m of an A-road, motorway or AQMA.
6.2 Will development increase pollution?	--?	Noise impacts form Hamble Lane, potential for air quality impacts on Hamble Lane AQMA , adjacent to Mallards Moor landfill site.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The site is subject to 'less' surface water flood risk.
7.3 Will the development be at risk from coastal	0	This site is not near the coast.

SA objective/ criterion		Justification
change? If so, can the Shoreline Management Plan Objectives be supported?		
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	The site runs into the Hungerford Stream which runs into the Southampton & Solent SPA and Ramsar site. Mallards Moor SINC is located on the eastern edge of the site and provides supporting habitat to the designated species of the SPA and Ramsar site and could be adversely affected by development. Mitigation is proposed in the EBC ecological appraisal in the form of sophisticated SuDS.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	Mallards Moor SINC is located along the eastern boundary and to the east of the site. The SINC could be adversely affected through changes in hydrology and recreational pressure. Mitigation is proposed in the EBC ecological appraisal in the form of a significant buffer. Prior Hill Brickworks SINC is located to the west of the site as is Priors Hill Copse SINC. Prior Hill Brickworks is fed by Spear Pond Gully which runs just to the east of the site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--?	The site appears to contain scrub and rough grassland with mature woodland in the north east corner, which could support protected species and operate as part of the woodland complex. The EBC ecological appraisal states that the site will need to be fully investigated for protected species, leading to some uncertainty regarding effects on these.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	The site appears to contain scrub and rough grassland with more mature woodland in the north east corner which will operate as part of the woodland complex and is likely to support protected species.
10.5 Will the development adversely affect ancient woodland?	-	The site is adjacent to Mallards Moor ancient woodland. Mitigation is proposed in the EBC ecological appraisal in the form of a 20m buffer. Ancient woodland is also to the south of the south west of the site within Priors Hill Copse.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	An existing footpath crosses the south eastern corner of the site and a cycle path runs along the B3397 through the centre of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its		

SA objective/ criterion		Justification
special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site would not adversely affect heritage assets.

Site 37: Land to the east of Shop Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 375 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	Approximately one third of the site, along the eastern edge is within 401 to 800m of Lowford Community Library. The eastern third of the site is also within 401 to 800m of Bursledon Community Centre or The Pilands Wood Centre.
2.2 Are health facilities available locally?	+	The eastern third of the site is located within 401 to 800m of the Bursledon Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports pitches and facilities.
2.4 Is public open space available locally?	+	The southern third of the site is within 300m of Manor Close amenity space, the remainder of the site is within 800m of a number of amenity spaces and green routes including Lionheart Way Ecology Park and Pilands Wood.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath crosses through the centre of the site and runs adjacent to the eastern edge of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	++	Two thirds of the site is located within 400m of the First X4/X5 frequent bus route. The remainder of the site is within 600m of this route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is more than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	The SLAA form indicated that there will be some loss of employment land as a care home and one business unit are located on the south western side of the site.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving		

SA objective/ criterion		Justification
sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located further than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	Two thirds of the site is located within 400m of the First X4/X5 frequent bus route. The remainder of the site is within 600m of this route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is more than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	The eastern third of the site is located within 401 to 800m of the Bursledon Surgery.
4.7 Are shopping and related services available locally?	-	The eastern most third of the site is located within 601 to 800m of a shopping area. The eastern half of the site is located within 601 to 800m of a local centre.
4.8 Is the location close to a Primary school?	-	The eastern third of the site is within 801 to 1000m of Bursledon Junior School.
4.9 Is the location close to a Secondary school?	-	The southern two thirds of the site is within 1601 to 2000m of Hamble Community Sports College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath crosses through the centre of the site and runs adjacent to the eastern edge of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers on the most direct walking route to any of the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site is in a Mineral Safeguarding Area and a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The majority of the site is covered by medium quality agricultural land however, the south western corner of the site is covered by high quality agricultural land and the north eastern edge is covered by low quality agricultural land. The score is given as minor negative as the majority of the site is medium quality agricultural land and the area of high quality land is currently built on.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The southern half of the site is located within 200m of the A3025.
6.2 Will development increase pollution?	--?	Noise impact on south spur of site form Portsmouth road, adjacent to brownfield site, potential for air quality impacts on Hamble Lane AQMA.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or	0	No loss of existing green infrastructure.

SA objective/ criterion		Justification
improved green infrastructure?		
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not located in an area of surface water flood risk and is not located in Flood Zones 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not near the coast
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	Spear Pond Gully runs along the eastern boundary of this site towards Solent & Southampton Water SPA and Ramsar site. Mitigation is proposed in the form of 20m buffers and naturalised SuDS with 3 forms of filtration.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development will not negatively impact or lead to loss of a locally designated biodiversity site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	Woodland associated with the gully is present on the site.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	Old Netley PBL runs through the east of site following Spear Pond Gully. The EBC ecological appraisal suggests that this corridor should be kept open for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes- TPO740-E. Covering all deciduous species with stem diameter greater than 30cm.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath crosses through the centre of the site and runs adjacent to the eastern edge of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low sensitivity to development.

SA objective/ criterion	Justification	
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site would not adversely affect heritage assets.

Site 38: Land North of Satchell Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has capacity to provide 45 dwellings
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The site is located within 400m of Hype Youth Centre.
2.2 Are health facilities available locally?	++	The site is located within 400m of Blackthorn Health Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports pitches and facilities.
2.4 Is public open space available locally?	+	Approximately one third of the site is within 300m of Mallards Moor green route and the remainder of the site is within 800m of this and other open spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath touches the site at its southern corner.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	-	Site is located between 401m to 1200m from Hamble Railway Station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The site is located within 400m of the First 6 semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not identify this site as being suitable for employment uses and development would not lead to loss of any existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	Site is located between 401m to 1200m from Hamble Railway Station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The site is located within 400m of the First 6 semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	++	The site is located within 400m of Blackthorn Health Centre.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	-	The site is located 801m to 1000m from Hamble Primary School.
4.9 Is the location close to a Secondary school?	++	The site is located within 800m of Hamble Community Sports College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath touches the site at its southern most point.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	There is a geographical barrier in the form of the railway line between the site and one of the above destinations (Hamble Primary School).
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site is located in a Mineral Safeguarding Area and a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The site consists entirely of high quality (grades 1 and 2) agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not within 200m of an A-road, motorway or AQMA
6.2 Will development increase pollution?	--?	Noise impact on south of site from Satchell Lane and commercial uses. Potential for air quality impacts on Hamble Lane AQMA.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not located in an area of surface water flood risk and the site is not located in Flood Zones 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	The site is not near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification	
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development will not negatively impact or lead to loss of an internationally or nationally designated site.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development will not negatively impact or lead to loss of a locally designated biodiversity site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	Development will not adversely affect areas of other nature conservation value.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development will not adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath touches the site at its southern most point.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site would not adversely affect heritage assets.

Site 39: Land to the North and South of Kings Avenue

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 87 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The site is within 400m to 800m of a community hall.
2.2 Are health facilities available locally?	-	The site is within 1201m to 1600m from Blackthorn Health Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	--	The location of this site results in the loss of sport pitches and facilities – Aerostructures Sports and Social Club.
2.4 Is public open space available locally?	+	The site is located within 300m of existing open space at Mount Pleasant Recreation Ground.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no footpaths or cycle paths within or adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	-	The site is between 401m to 1200m from Hamble Railway Station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The site is within 400m of the First 6 semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	Development will result in the loss of some employment land as office space is located in the south section of the site.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	The site is between 401m to 1200m from Hamble Railway Station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The site is within 400m of the First 6 semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	-	The site is within 1201m to 1600m from Blackthorn Health Centre.
4.7 Are shopping and related services available locally?	+	Half of the site is within 200m of Coronation Parade local centre. The remainder of the site is within 400m.
4.8 Is the location close to a Primary school?	+	The site is within 400m of Hamble Primary School
4.9 Is the location close to a Secondary school?	+	The site is 801m to 1200m from The Hamble Secondary School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycle paths within or adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	Geographical barriers exist on the most direct walking routes to two of the destinations above, in the form the railway line.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site does not lie within a Mineral Safeguarding Area or Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site does not contain any agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within 200m of a railway, A-road or motorway or an AQMA.
6.2 Will development increase pollution?	--?	Industrial noise impact from Hamble Aerostructures, 24 hour operation. Road Traffic noise impact from Hamble Lane, and site access. Noise impact from any co located commercial / business uses also. Separation between noise sensitive development and roads / industrial uses will be necessary. Potential for traffic impacts generated by this development on existing AQMA in Hamble Lane. Impacts from industrial use on sensitive development located more closely to it (IPPC site). Land contamination – adjacent to brownfield.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	A small area on the eastern edge of the site is subject to 'less' surface water flood risk.

SA objective/ criterion		Justification
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	--?	The site could contain supporting habitat for Brent Geese from the Solent and Southampton Water SPA, although this is uncertain. The EBC ecological appraisal suggests that it may not be possible to mitigate loss of this supporting habitat. If the site drains from the west it could drain into a watercourse that leads to the Solent and the SPA and Ramsar site. Potential mitigation is proposed in the form of naturalised SuDS with 3 forms of filtration.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	The site is located within close proximity to West Wood SINC, part of the Royal Victoria Country Park. Mitigation is proposed in the form of a 20m buffer.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	The site will not impact other areas of nature conservation value.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development will not adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	-	The site is within close proximity to West Wood ancient woodland, part of the Royal Victoria Country Park. Mitigation is proposed in the form of a 20m buffer.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 35-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycle paths within or adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	The site was assessed as having good / very good potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings,		

SA objective/ criterion		Justification
monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Sydney Lodge is a Grade II* listed house by Sir John Soane which is in need of considerable expenditure. Development of the site has the potential for adverse effects on the structure due to vibration.

Site 40: Mercury Yacht Marina; land west of Satchell Lane; land at Hamble Petroleum Storage Depot

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 148 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The eastern half of the site is located 401 to 800m from Hype Youth Centre.
2.2 Are health facilities available locally?	+	The north western corner of the site is located 401 to 800m from Blackthorn Health Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not result in the loss of existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The southern half of the site is located within 300m of public open space including Mercury Marshes.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath runs adjacent to the south western edge of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	-	The site is located 401 to 1200m from Hamble Railway Station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located more than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The western edge of the site is located 401 to 800m from the semi-frequent First 6 bus route.
3.1 (e) Is the location close to a major employment centre?	+	The southern corner of the site is located 401 to 1000m from the GE Aviation site.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	The SLAA forms identifies that development could result in the possible loss of commercial boatyard functions and related employment uses.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	The site is located 401 to 1200m from Hamble Railway Station.
4.3 Is the location close to a frequent bus route?	--	The site is located more than 800m from a frequent

SA objective/ criterion (same score as 3.1c)		Justification bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The western edge of the site is located 401 to 800m from the semi-frequent First 6 bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	The southern corner of the site is located 401 to 1000m from the GE Aviation site.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	The north western corner of the site is located 401 to 800m from Blackthorn Health Centre.
4.7 Are shopping and related services available locally?	--	The site is located further than 800m from a town, local or district centre.
4.8 Is the location close to a Primary school?	0	The southern corner of the site is located within 601 to 800m from Hamble Primary School.
4.9 Is the location close to a Secondary school?	++	The western half of the site is located within 800m of Hamble Community Sports College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs adjacent to the south western edge of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The railway line to the north, west and south west of the site form a geographical barrier between the site and three or more of the above destinations including the primary school, secondary school and doctor's surgery.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The western half of the site is located in a Mineral Safeguarding Area and a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The majority of the site is located in an area of low quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within 200m of a railway, A-road or motorway or an AQMA.
6.2 Will development increase pollution?	--?	Potentially significant Brownfield issues to resolve form former military fuel storage depot and boatyards. Some noise impact form Satchell Lane. Potential for air quality impacts on Hamble Lane AQMA.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	The northern corner of the site and the eastern edge are located within Flood Zone 3. The centre of the site is also subject to 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	--	EBC have confirmed that this site is located in an area of coastal change but the site does not contribute to SMP objectives.

SA objective/ criterion	Justification	
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	--	Part of the eastern boundary of the site is within the Solent and Southampton Water SPA and Ramsar site and the Solent Maritime SAC. Large areas of the site consist of supporting habitat, which would be lost if developed. Development would also adversely affect the hydrology of the designated sites, including disrupting the balance of freshwater and saltwater inputs to the saltmarsh. Development is also likely to disrupt bird species for which the European sites are designated. The EBC ecological appraisal states that it is not possible to mitigate negative impacts arising from drainage of the site into the Solent and implies that suitable mitigation is not possible for the other negative effects identified.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	--	The site incorporates the Mercury Marina Saltmarsh SINC. The hydrological processes required are likely to be disrupted by development of this site. Recreational disturbance will also have adverse effects, and in combination effects are likely on Badnum Copse SINC, a small part of which is included within the northern edge of the site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	Development of the site is likely to adversely affect areas of saltmarsh, coastal woodland and other coastal habitats.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The site is completely covered by the Hamble Estuary PBA, which would be lost to development.
10.5 Will the development adversely affect ancient woodland?	-	The site is adjacent to Badnum Copse SINC which contains ancient woodland. Mitigation is considered in the EBC ecological appraisal in the form of significant buffers.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs adjacent to the south western edge of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	The site was assessed as having average potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside,	--	The landscape within this site was assessed as having

SA objective/ criterion	Justification
coast, towns and/or villages, including views and settings?	high / moderate sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.	
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	Development of the river frontage of this site could adversely affect the quietest part of the river. The south western part of the site is made ground from the alluvium dredged to form the marina. The spit into Badnam Creek is within the Bursledon Conservation Area.

Site 41: Land South of Winchester Road, Boorley Green

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site is capable of accommodating 23 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	The site is further than 800m from an existing community hall or library.
2.2 Are health facilities available locally?	0	This site is located between 801m and 1200m of Botley Health Care Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports facilities.
2.4 Is public open space available locally?	+	This site is within 300m of Falcon Way amenity space and within 800m of additional areas of open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no footpath or cycle routes crossing or adjacent to this site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This site is located between 1201m and 1400m of Hedge End rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located over 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0?	The SLAA recognises this site as being suitable for employment land. However, EBC has advised that this is not a reasonable alternative use for the site.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	This site is located between 1201m and 1400m of Hedge End rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent

SA objective/ criterion		Justification
(same score as 3.1c)		bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located over 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	0	This site is located between 801m and 1200m of Botley Health Care Centre.
4.7 Are shopping and related services available locally?	--	The site is over 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	-	The site is located between 801m and 1000m of Berrywood Primary School and a smaller area of the site is also within 1000m of Botley Church of England Primary School.
4.9 Is the location close to a Secondary school?	0	The site is located between 1201m and 1600m of Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpath or cycle routes crossing or adjacent to this site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	In order to access all services described above, residents would have to cross the railway line.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located within an area safeguarded for minerals extraction.
5.2 Will it result in the loss of higher grade agricultural land?	-	This site consists of medium quality (Grade 3) agricultural land.
5.3 Will it use previously developed land?	+?/-	The site is primarily greenfield land. There are a few existing farm buildings in the north western part of the site but it is unknown whether these will be retained.
5.4 Will it deliver or support allotments or community farms?	+?	There would be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The site is adjacent to a railway line and the B3354.
6.2 Will development increase pollution?	-?	Development could exacerbate existing air quality issues in the High Street Botley AQMA.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	Development of this site will not lead to loss of GI.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	The south eastern part of this site lies within an area at intermediate risk of surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development is not expected to affect internationally or nationally designated nature conservation sites.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development is not expected to affect locally designated nature conservation sites.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	The site is recorded as improved grassland. Hedgerow surrounds the site and some removal of this is likely to be required for access.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	A large part of the site is within the Railway PBL.
10.5 Will the development adversely affect ancient woodland?	0	Development will not affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees on the site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpath or cycle routes crossing or adjacent to this site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development of this site will not lead to loss of GI.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	Site is assessed as having very poor/poor potential for development in terms of avoiding impacts on settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	This site is assessed as having moderate-low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets. EBC officer input required

Site 42: Land north of Myrtle Cottage, Winchester Road

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site is capable of accommodating 22 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	This site is over 800m from an existing community hall or library.
2.2 Are health facilities available locally?	-	The site is within 1201m and 1600m of St Luke's Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of any sports pitches or facilities.
2.4 Is public open space available locally?	0	The site is within 300m to 800m of Watkin Road green route and approximately 800m from Cheltenham Gardens amenity space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath is adjacent to the site but there are not cycle routes within or adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	+	The site is partly between 401 and 800m of Hedge End railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m of a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The site is within 400 to 800m of the First 8 bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further than 1000m to a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use only.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not recognise this site as being suitable for employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	+	The site is partly between 401 and 800m of Hedge End railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m of a minor rail station.
4.3 Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus

SA objective/ criterion		Justification
(same score as 3.1c)		route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The site is within 400 to 800m of the First 8 bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m to a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	-	The site is within 1201m and 1600m of St Luke's Surgery.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	-	The site is between 801m and 1000m of Berrywood Primary School.
4.9 Is the location close to a Secondary school?	0	The site is within 1201 and 1600m of Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath is adjacent to the site but there are not cycle routes within or adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	Nearby services and facilities, including healthcare facilities and schools, are located in Hedge End, which is on the other side of the railway line. Hedge End rail station may be accessible from the site without crossing to the other side of the railway.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not in an MSA or MCA.
5.2 Will it result in the loss of higher grade agricultural land?	-	The site consists of medium quality (Grade 3) agricultural land.
5.3 Will it use previously developed land?	++	The site currently consists of residential use and storage of logs by an arboricultural contractor.
5.4 Will it deliver or support allotments or community farms?	+?	There would be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The site is not within an AQMA, or within 200m of a railway, motorway or A road. Site is expected to be adversely impacted by traffic noise from the B3354 Botley Road.
6.2 Will development increase pollution?	-?	Development could lead to a great number of journeys along Winchester Road, which leads to Botley High Street AQMA. As such, development could exacerbate air quality issues in the AQMA.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	Development would not lead to a loss of existing GI.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not at risk from surface water flooding or in Flood Zones 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.

SA objective/ criterion	Justification	
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development is not expected to affect internationally or nationally designated nature conservation sites.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development is not expected to affect locally designated nature conservation sites.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	Reptiles are likely to be present on the site, including grass snake and slow worm. Roosting bats are also likely to be present in the building on the site. There is a possibility that the scrub and hedgerows may be used by dormice. These protected species could be adversely affected by development at the site.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	There are hedgerows present on the north and west boundaries of the site. The EBC biodiversity assessment has assumed that these will be retained, but there is a possibility that they could be lost or damaged by development.
10.5 Will the development adversely affect ancient woodland?	0	Development will not affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPOs on or adjacent to the site
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath is adjacent to the site but there are not cycle routes within or adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development would not lead to a loss of existing GI.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	This site was assessed as having good / very good potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site has low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		

SA objective/ criterion		Justification
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 43: Land North of Bert Betts Way and South of Peewit Hill

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site could accommodate 22 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	The site is further than 800m from an existing community hall or library.
2.2 Are health facilities available locally?	0	Burlesdon GP practice is within 801m and 1200m of the site.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports facilities.
2.4 Is public open space available locally?	-	The site is further than 800m from existing publically accessible open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no existing footpaths or cycle routes crossing or adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA indicates that this site is not suitable for employment use. No existing employment uses would be lost.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor rail station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	0	Burlesdon GP practice is within 801m and 1200m of the site.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	--	The site is further than 1000m from a primary school.
4.9 Is the location close to a Secondary school?	--	The site is further than 2000m from a secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no existing footpaths or cycle routes crossing or adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	None of the facilities above are within walking distance of the site.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site is located within a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site consists of low quality agricultural land.
5.3 Will it use previously developed land?	+?/-	The site is mostly greenfield but there are a few existing buildings on the site. It is not known if these will be retained.
5.4 Will it deliver or support allotments or community farms?	+?	There would be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	This site lies between the M27 junction 8 and the A27.
6.2 Will development increase pollution?	-?	Development could lead to an increase in traffic in the Hamble Lane AQMA.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	Development would not result in loss of GI.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not located in an area of surface water flood risk or within Flood Zones 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification	
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development is not expected to impact internationally or nationally designated nature conservation sites.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-?	Peewit Hill SINC could be impacted due to an increase in recreational pressure, if it is accessible from the site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	Site is predominantly woodland, which has been excluded from developable area due to ecology and topography concerns. However, development at the site could still affect species using the woodland. Grazed grassland would be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development is not expected to affect biodiversity network links.
10.5 Will the development adversely affect ancient woodland?	0	Development will not affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees on this site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no existing footpaths or cycle routes crossing or adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development would not result in loss of GI.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	The site is assessed as having average potential for development with regards to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	This site is assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets. EBC officer input required

Site 44: Land at Foxholes Farm, Firtree Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site is capable of accommodating 45 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	This site is between 400m and 800m of Horton Health Community Hall.
2.2 Are health facilities available locally?	-	This site is located between 1201 and 1600m from Stokewood Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports facilities.
2.4 Is public open space available locally?	+	This site is adjacent to Fir Tree Lane amenity space and across the road from a green route at Fir Tree Close. It is also within 300m of additional areas of amenity space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There is an existing footpath adjacent to this site, which links to the wider footpath network.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	This site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	This site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	This site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	+	Part of this site is between 400m and 1000m from Chalcroft Business Park.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not recognise this site as being suitable for employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	This site is further than 1400m from a major rail station.

SA objective/ criterion		Justification
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	This site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	This site is further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	This site is further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	Part of this site is between 400m and 1000m from Chalcroft Business Park.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	-	This site is located between 1201 and 1600m from Stokewood Surgery.
4.7 Are shopping and related services available locally?	--	This site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	0	This site is partly within 601 to 800m of Fair Oak Junior School.
4.9 Is the location close to a Secondary school?	+	This site is located 800 to 1200m from Wyvern College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is an existing footpath adjacent to this site, which links to the wider footpath network.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers on the most direct walking route to any of the destinations above. The nearest secondary schools are on the other side of the railway line, but as these are not considered to be within walking distance they have not been taken into account in terms of geographical barriers.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	This site is not in an area safeguarded for minerals extraction.
5.2 Will it result in the loss of higher grade agricultural land?	0	This site consists of low quality agricultural land.
5.3 Will it use previously developed land?	+/-	This site includes Foxholes Farm House and curtilage, some of which consists of previously developed land. The site also includes greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There would be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	This site is not within proximity of an AQMA, motorway or A-road. Potential for part of the site nearest Fir Tree Lane to be impacted by traffic noise and noise from agricultural uses.
6.2 Will development increase pollution?	-?	Development could impact on River Itchen SAC 1.6km to the west and ultimately the Solent N2K sites through site run off.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	Development of this site will not lead to loss of GI.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	This site is not located within Flood Zones 2 or 3. There is a small area in the northwest part of the site that is subject to 'less' surface water flooding, but

SA objective/ criterion		Justification
		given the very small size of this area, it is considered negligible in the context of the rest of the site.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	Development could impact on River Itchen SAC 1.6km to the west and ultimately the Solent N2K sites through site run off and reduction in freshwater inputs. EBC ecological appraisal suggests measures such as permeable surfacing and SUDS are likely to be needed to ensure no adverse effects.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development will not negatively impact or lead to loss of a locally designated biodiversity sites.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	Reptiles are likely to be present and bats may roost in the farm buildings.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	There are hedgerows present on the boundaries of the site, which may be affected by development.
10.5 Will the development adversely affect ancient woodland?	0	Development will not have an adverse effect on ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPOs on or adjacent to the site
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is an existing footpath adjacent to this site, which links to the wider footpath network.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development of this site will not lead to loss of GI.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	This site was assessed as having good / very good potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site has low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and		

SA objective/ criterion		Justification
landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 45: Home Farm, St Johns Road, Hedge End

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site is capable of accommodating 16 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	This site is further from 800m from an existing community hall or library.
2.2 Are health facilities available locally?	-	The site is located between 12001 and 1600m of Hedge End Medical Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports facilities.
2.4 Is public open space available locally?	+	The site is within 300m of Kanes Hill Allotments.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no existing footpaths or cycleways within or adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is over 1000m distance to a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not recognise this site as being suitable for employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.

SA objective/ criterion		Justification
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is over 1000m distance to a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	This site would be developed for residential use only.
4.6 Are health facilities available locally? (same score as 2.2)	-	The site is located between 12001 and 1600m of Hedge End Medical Centre.
4.7 Are shopping and related services available locally?	-	The east of the site is between 601m and 800m from Hedge End village centre.
4.8 Is the location close to a Primary school?	-?	The northwestern part of this site is between 801 and 1000m of Kanes Hill Primary School, although this is on the other side of the M27.
4.9 Is the location close to a Secondary school?	0	The site is within 1201m and 1600m of Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no existing footpaths or cycleways within or adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	Residents would be required to cross the M25 to access Kanes Hill Primary School. There are no geographical barriers to the other destinations discussed above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site lies within the River Terrace deposits MCA and the northwestern part of the site lies within a sharp sand and gravel resource MSA.
5.2 Will it result in the loss of higher grade agricultural land?	-	The majority of the site consists of lower quality agricultural land (Grades 4 and/or 5), but the eastern part of the site includes an area of medium quality (grade 3) agricultural land.
5.3 Will it use previously developed land?	-	The site currently consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There would be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The site is within 200m of the M27 motorway, which will result in site partially or wholly being above annual and possibly hourly target levels for NO ₂ .
6.2 Will development increase pollution?	-?	Development at this site is likely to lead to declaration of a new AQMA as a result of additional traffic and associated pollution,

SA objective/ criterion		Justification
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	Development would not lead to a loss of GI.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not in an area of surface water flood risk and not in Flood Zones 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development is not expected to affect internationally or nationally designated nature conservation sites.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development is not expected to affect locally designated nature conservation sites.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	There is a pond present within 30m south of site. As such, the site has potential for impacts on great crested newts, if present. However, the habitat on site is likely to be of low value to GCN compared to surrounding woodland, so mitigation likely to be possible. Development would have potential for disturbance of bats using the woodland from lighting. There is a possibility that acid grassland is present on the site, which is a priority habitat. This could be lost to development.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	The site is adjacent to the M27 corridor PBL, although the EBC biodiversity assessment suggests there will be no or negligible effects on this.
10.5 Will the development adversely affect ancient woodland?	0	Development will not affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPOs on site. Woodland to the north and east of the site are covered by TPOs (139 W1 and 140 W1).
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no existing footpaths or cycleways within or adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development would not lead to a loss of GI.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its		

SA objective/ criterion		Justification
special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	This site was assessed as having good / very good potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site has low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Site 46: The Coach House, Netley Firs Road

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site is capable of accommodating 23 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The southwestern part of this site is located between 400 and 800m of Hedge End Village Hall 2000 centre.
2.2 Are health facilities available locally?	0	The site is located between 801m and 1200m of Hedge End Medical Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports facilities.
2.4 Is public open space available locally?	+	The site is within 300m of Kanes Hill Allotments and within 800m of a range of other open space facilities.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	The site is adjacent to the Eastleigh Cycle Network.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	Development is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA suggests that the site is not suitable for employment uses.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus

SA objective/ criterion		Justification
(same score as 3.1c)		route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	Development is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	0	The site is located between 801m and 1200m of Hedge End Medical Centre.
4.7 Are shopping and related services available locally?	0	The southeastern part of the site is within 401 to 600m of Hedge End centre.
4.8 Is the location close to a Primary school?	+	The site is located within 601 and 800m of Kanes Hill Primary School.
4.9 Is the location close to a Secondary school?	0	The site is within 1201m and 1600m of Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	The site is adjacent to the Eastleigh Cycle Network.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	Residents would have to cross the M27 in order to access Kanes Hill Allotments and Kanes Hill Primary School.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The southern part of the site lies within a Mineral Consultation Area and a Mineral Safeguarding Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The northern part of the site lies within an area of medium quality agricultural land.
5.3 Will it use previously developed land?	+?/-	The site consists primarily of greenfield land. There are some existing buildings on the site, although it is not known whether these will be retained.
5.4 Will it deliver or support allotments or community farms?	+?	There would be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The site is within 200m of the motorway.
6.2 Will development increase pollution?	0	Development is not expected to lead to increases in pollution.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	A small part of the site is at 'less' risk of surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification	
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development is not expected to affect internationally or nationally designated nature conservation sites.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development is not expected to affect locally designated nature conservation sites.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	Bats may roost in the Coach House and farm buildings and mature trees. Reptiles may be present in grassland and dormice may also be present. The EBC biodiversity assessment states that direct impacts to lowland deciduous woodland would be avoided but there is potential for loss of species rich grassland.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--?	The western part of the site is within the M27 corridor PBL.
10.5 Will the development adversely affect ancient woodland?	0	Development will not affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	The southern and part of the north of the site are covered by group TPOs.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	The site is adjacent to the Eastleigh Cycle Network.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	This site is assessed as having average potential for development with regards to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	This site is assessed as having moderate-low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets. EBC officer input required.

Site 47: Land South of Allington Lane and north of the M27

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site is capable of accommodating 98 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The south western part of this site is located within 400 to 800m of Townhill Farm District Centre.
2.2 Are health facilities available locally?	+	The southwestern part of this site is located within 401 to 800m of Townhill Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports facilities.
2.4 Is public open space available locally?	+	The site is within 300m of Itchen Valley Country Park.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	No footpaths or cycleways cross or are adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The site is within 401 to 800m of the First 8 semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA indicates this site is not suitable for employment uses.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus

SA objective/ criterion		Justification
(same score as 3.1c)		route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The site is within 401 to 800m of the First 8 semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 100m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	The southwestern part of this site is located within 401 to 800m of Townhill Surgery.
4.7 Are shopping and related services available locally?	-	The south western part of the site is within 601 and 800m of Townhill Centre.
4.8 Is the location close to a Primary school?	--	The site is not within 1000m of a state primary school.
4.9 Is the location close to a Secondary school?	--	The site is further than 2000m from a state secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	No footpaths or cycleways cross or are adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	All of the destinations discussed above are located on the other side of the M27.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site lies partly within two Mineral Consultation Areas.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site consists of low quality agricultural land.
5.3 Will it use previously developed land?	-	The site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+	There would be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The southern part of the site is within 200m of the M27.
6.2 Will development increase pollution?	-?	The site is 700m east of the River Itchen SAC and SSSI. There is direct connectivity to the SAC/SSSI by surface water ditches and the watercourses around the south and west of the site are tributaries to the River Itchen, therefore development could increase pollution in these waterbodies.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	Development would not lead to loss of GI.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	The site includes very small areas of 'less' and 'intermediate' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-?	The site is 700m east of the River Itchen SAC and SSSI. There is direct connectivity to the SAC/SSSI by surface water ditches and the watercourses around the south and west of the site are tributaries to the River Itchen. Detailed assessment will be needed to ensure there are no indirect or direct impacts on hydrology. The EBC biodiversity assessment states that a 20m buffer from each ditch bank and naturalised SuDS with three forms of filtration would be required as mitigation.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	The south and southwestern corners of the site are directly adjacent to Dummers Copse SINC. The EBC biodiversity assessment has suggested that a 20m buffer will be required from any development. Itchen Valley country park is also within 10m of a small part of the norther boundary.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	There is a risk of impacts on deciduous woodland and floodplain grazing marsh located adjacent to the south and east of the site respectively.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-	There is a tree lined boundary on the west of the site that links Dummers Copse with Itchen Valley Country Park SINC woodland to the north of the site. The EBC biodiversity assessment states that this link should be retained and reinforced.
10.5 Will the development adversely affect ancient woodland?	-	The south and southwestern corners of the site are directly adjacent to Dummers Copse ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	There is a blanket TPO on all trees on the southern boundary of the site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	No footpaths or cycleways cross or are adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development would not lead to loss of GI.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	This site is assessed as having good/very good potential for development with regards to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	This site is assessed as having moderate/low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and		

SA objective/ criterion		Justification
landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development will not affect heritage assets. EBC officer input required.

Site 48: Land Off The Drove

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+	This site is capable of accommodating 13 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	This site is within 400 and 800m of Moorgreen Youth Club.
2.2 Are health facilities available locally?	+	This site is within 401 and 800m of Moorgreen Hospital.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports facilities.
2.4 Is public open space available locally?	0	The site is within 300m and 800m of Kanes Hill Allotments and Moorgreen Road Play Area.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no footpaths or cycleways crossing or adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The site is located between 401m and 800m of the First 8 semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA suggests that this site is not suitable for employment purposes.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus

SA objective/ criterion		Justification
(same score as 3.1c)		route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The site is located between 401m and 800m of the First 8 semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	This site is within 401 and 800m of Moorgreen Hospital.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from the nearest town, district or local centre.
4.8 Is the location close to a Primary school?	++	The site is within 400m of St James Church of England Primary School.
4.9 Is the location close to a Secondary school?	--	The site is further than 2000m from a secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycleways crossing or adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	St James Church of England Primary School, Moorgreen hospital and the First 8 bus route are all on the other side of the M27.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not within an area safeguarded for minerals extraction.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site consists of low grade agricultural land.
5.3 Will it use previously developed land?	-	The site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	++?	There would be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The site is within 200m of the M27.
6.2 Will development increase pollution?	0	Development is not expected to increase pollution.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	Development will not lead to loss of existing GI.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not at risk of surface water flooding or within Flood Zones 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development is not expected to impact internationally or nationally designated nature conservation sites.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development is not expected to impact locally designated nature conservation sites.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	Dormice or reptiles may use the scrub on site. There may be bats roosting in the trees. In addition, lowland broadleaved woodland appears to be present along the site boundaries.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The site is within the M27 PBL.
10.5 Will the development adversely affect ancient woodland?	0	Development will not affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees on site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycleways crossing or adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development will not lead to loss of existing GI.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	This site is assessed as having good/very good potential for development in terms of avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	This site is assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development will not affect heritage assets. EBC officer input required.

Site 49: Land North of Moorgreen Road

SA objective/ criterion	Justification
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SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site is capable of accommodating 186 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The south western part of the site is within 400 to 800m of Moorgreen Youth Club.
2.2 Are health facilities available locally?	+	This site is located between 401 and 800m of Moorgreen Hospital.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports facilities.
2.4 Is public open space available locally?	+	The site is within 300m of Moorgreen Road Playing Area.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath crosses the site but no cycleways cross or are adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	The eastern corner of this site is located between 1201 and 1400m of Hedge End rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The site is located between 401 and 800m of the First 8 semi-frequent bus service.
3.1 (e) Is the location close to a major employment centre?	+	The site is located between 401 and 1000m of Chalcroft Business Park.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA indicates that this site is not suitable for employment uses.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	The eastern corner of this site is located between 1201 and 1400m of Hedge End rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is further than 800m from a frequent bus route.

SA objective/ criterion		Justification
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The site is located between 401 and 800m of the First 8 semi-frequent bus service.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	The site is located between 401 and 1000m of Chalcroft Business Park.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	This site is located between 401 and 800m of Moorgreen Hospital.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	++	The south western part of the site is located within 400m of St James Church of England Primary School.
4.9 Is the location close to a Secondary school?	-	The southern part of the site is between 1601m and 2000m of Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath crosses the site but no cycleways cross or are adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	Chalcroft Business park is on the other side of the railway line and St James Church of England Primary School and Moorgreen Hospital are located on the other side of the M27.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in an area safeguarded for minerals extraction.
5.2 Will it result in the loss of higher grade agricultural land?	-	The site consists mostly of medium quality agricultural land.
5.3 Will it use previously developed land?	-	The site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	++?	There would be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The south western part of the site is located within 200m of the M27.
6.2 Will development increase pollution?	-?	Moorgreen Meadows SSSI is 290m south of the site and is sensitive to air quality impacts. This site may be affected by development due to an increase in traffic on Tollbar Way.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	Development would not result in a loss of GI.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	A small part of the site is at 'less' risk of surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification	
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	Moorgreen Meadows SSSI is 290m south of the site and is sensitive to air quality impacts. This site may be affected by development due to an increase in traffic on Tollbar Way.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	There is potential for increased recreational pressure on Meadow adjacent to Home Covert SINC, which is designated for its semi-improved grassland. A PRoW links the site directly to the northern edge of the SINC.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--?	Lowland mixed deciduous woodland is present on the site. Bats may roost and forage along the woodland in the site. Dormice could be present in the woodland and scrub.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development is not expected to affect biodiversity network links.
10.5 Will the development adversely affect ancient woodland?	0	Development will not affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees on site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath crosses the site but no cycleways cross or are adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development would not result in a loss of GI.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	This site is assessed as having average potential for development with regards to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	This site is assessed as having moderate sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	?	Development could affect the setting of or views from listed buildings at Moorgreen farm (to the north of the site), but this is uncertain as no specialist historic environment advice has been received for this site. EBC officer input required.

Appendix 9

Detailed SA matrices for sites allocated in Policy DM25

Land adjacent to 86 Edward Avenue, Bishopstoke

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	This site is capable of providing 10 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The site is located within 800m of Bishopstoke Community Centre.
2.2 Are health facilities available locally?	0	The site is between 800m to 1200m from Old Anchor Doctors Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is within 300m of Glebe Meadow and Stoke Park Woods.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath runs almost adjacent to the sites northern and western boundaries.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	++	The site is located within 400m of the Bluestar 2 frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The SLAA does not recognise this site as being suitable for employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route?	++	The site is located within 400m of the Bluestar 2

SA objective/ criterion		Justification
(same score as 3.1c)		frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	0	The site is between 800m to 1200m from Old Anchor Doctors Surgery.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	-	The site is between 801 and 1000m of Stoke Park Junior School.
4.9 Is the location close to a Secondary school?	--	The site is more than 2000m from a secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath runs almost adjacent to the sites northern and western boundaries.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical berries between the site and key facilities.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-	The north east corner of the site is located in a minerals consultation area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site consists entirely of Grade 4 and 5, low quality agricultural land.
5.3 Will it use previously developed land?	+/-	The majority of the site is undeveloped but contains one existing dwelling.
5.4 Will it deliver or support allotments or community farms?	-	Development of the site will not make a contribution towards allotments or community farms.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within an AQMA or 200m of an A-road, Motorway or railway.
6.2 Will development increase pollution?	0	Development is not expected to increase pollution.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site does not fall within Flood Zones 2 or 3 or an area of surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development of the site is unlikely to impact internationally or nationally designated sites.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-?	Stoke Park Wood SINC is located close to the site, potential for recreational or urban edge effects.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	The site contains Lowland Mixed Deciduous Woodland Priority Habitat. The Council have stated that all woodland will be retained however potential for urban edge effects.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	The site is located adjacent to Stoke Park PBA, potential for recreational or urban edge effects.
10.5 Will the development adversely affect ancient woodland?	-?	The site is located close to Stoke Park Wood. Potential for recreational or urban edge effects.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	TPO trees across the site, covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath runs almost adjacent to the sites northern and western boundaries.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development of the site is not expected to adversely affect the separation of neighbouring settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	Development of the site is not expected to adversely affect the character of the countryside, towns or villages.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of the site is not expected to adversely affect heritage assets.

Rear of Shopping Parade and 75-99 Hiltinbury Road, Chandler's Ford

SA objective/ criterion	Justification	
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SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site is capable of providing 16 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+/-?	The site is located within 400m of Hiltingbury Community centre. The site contains the Basement Youth Centre. It is unclear whether this is still open and whether it would be lost to development.
2.2 Are health facilities available locally?	0	The site is between 800m 1200m from Fryern Doctors Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is within 300m of Hiltingbury Recreation Ground and Adamson Road Amenity Space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The site is located within 400m of the Xelabus X6/X7 semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	Development of the site will result in the loss of a builder's yard.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route?	--	The site is located within 400m of the Bluestar 2

SA objective/ criterion		Justification
(same score as 3.1c)		frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The site is located within 400m of the Xelabus X6/X7 semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	0	The site is between 800m 1200m from Fryern Doctors Surgery.
4.7 Are shopping and related services available locally?	++? /-?	The site is located adjacent to Hiltingbury Road Local Centre however, a very small slither of the site is located within the local centre.
4.8 Is the location close to a Primary school?	++	The site is located adjacent to Hiltingbury Junior School.
4.9 Is the location close to a Secondary school?	0	The site is located 1200 to 1600m from Thornden Secondary School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers between the site and key facilities.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Mineral Safeguarding Area or Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site is not located in an area of agricultural land.
5.3 Will it use previously developed land?	++	The site comprises garages, disused builders yard and a youth centre.
5.4 Will it deliver or support allotments or community farms?	-	Development of the site will not make a contribution towards allotments or community farms.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within an AQMA or 200m of an A-road, Motorway or railway.
6.2 Will development increase pollution?	0	Development is not expected to increase pollution.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site does not fall within Flood Zones 2 or 3 or an area of surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification	
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development of the site is unlikely to impact internationally or nationally designated sites.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development of the site is unlikely to impact locally designated sites.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	Development of the site is unlikely to impact areas with other nature conservation value.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development of the site is unlikely to impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development of the site is unlikely to impact ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	There are a number of group and individual TPOs within the site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development of the site is not expected to adversely affect the separation of neighbouring settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	Development of the site is not expected to adversely affect the character of the countryside, towns or villages.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of the site is not expected to adversely affect heritage assets.

Common Road Industrial Estate, Chandler's Ford

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site is capable of providing 30 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The site is located within 400m of Hiltngbury Community centre.
2.2 Are health facilities available locally?	0	The site is between 800m 1200m from Park Doctors Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is within 300m of Cuckoo Bushes Lane and Ramalley Copse Green space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	-	The site is located within 1200m of Chandler's Ford railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The site is located next to the Xelabus X6/X7 semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	+	The southern tip of the site is located 400m to 1000m of Chandler's Ford Industrial Estate.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	Development of the site will result in the loss of a car body repair centre.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	The site is located within 1200m of Chandler's Ford railway station.
4.3 Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent

SA objective/ criterion		Justification
(same score as 3.1c)		bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The site is located next to the Xelabus X6/X7 semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	The southern tip of the site is located 400m to 1000m of Chandler's Ford Industrial Estate.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	0	The site is between 800m 1200m from Park Doctors Surgery.
4.7 Are shopping and related services available locally?	-	The site is located 600m to 800m from Hiltingbury Road Local Centre.
4.8 Is the location close to a Primary school?	++	The site is located within 400m of Hiltingbury Junior School.
4.9 Is the location close to a Secondary school?	0	The site is located 1200 to 1600m from Thornden Secondary School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The railway line is located between the site and Chandler's Ford Industrial Estate major employment centre.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Mineral Safeguarding Area or Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site is not located in an area of agricultural land.
5.3 Will it use previously developed land?	++	The site comprises various employment uses including a car body repair centre.
5.4 Will it deliver or support allotments or community farms?	-	Development of the site will not make a contribution towards allotments or community farms.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within an AQMA or 200m of an A-road, Motorway or railway.
6.2 Will development increase pollution?	0	Development is not expected to increase pollution.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--	Much of the site falls within Flood Zone 3 and areas of 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification	
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-?	A water course flows through the site which eventually flows into the River Itchen SAC, potential for in-combination effects.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-?	Cuckoo Bushes Lane SINC and Ramalley Copse SINC are located within 100m of the site. Potential for recreation effects.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	Development of the site is unlikely to impact areas with other nature conservation value.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The site is located within the Monks Brook PBL.
10.5 Will the development adversely affect ancient woodland?	0	Development of the site is unlikely to impact ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-	There are 2 Oaks and 1 Birch.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development of the site is not expected to adversely affect the separation of neighbouring settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	Development of the site is not expected to adversely affect the character of the countryside, towns or villages.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of the site is not expected to adversely affect heritage assets.

Land at Toynee Road, Eastleigh

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site is capable of providing 64 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The site is located within 400m to 800m of Energy Youth Centre, Masonic Centre and a meeting house, though it is not clear if this is still open.
2.2 Are health facilities available locally?	++	Part of the site is within 400m of Eastleigh Health Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is within 300m of open space including Whyteways amenity space, Lawn Road recreation ground and allotments.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath runs just to the east of the site and crosses the railway tracks.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	0	The majority of the site is located within 800m to 1200m of Eastleigh rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	+	The site is located 400m to 600m from the frequent Bluestar 2 route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The site is located within 400m of the Bluestar 5 and Xelabus X6/X7 semi-frequent bus routes.
3.1 (e) Is the location close to a major employment centre?	++	The site is located within 400m of Woodside Avenue and Boyatt Industrial Estates and Eastleigh town centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	Development of the site will result in the loss of an area of retail and industrial estate.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	0	The majority of the site is located within 800m to 1200m of Eastleigh rail station.
4.2 Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor

SA objective/ criterion		Justification
(same score as 3.1b)		rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	+	The site is located 400m to 600m from the frequent Bluestar 2 route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The site is located within 400m of the Bluestar 5 and Xelabus X6/X7 semi-frequent bus routes.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The site is located within 400m of Woodside Avenue and Boyatt Industrial Estates and Eastleigh town centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	++	Part of the site is within 400m of Eastleigh Health Centre.
4.7 Are shopping and related services available locally?	+	The site is located 200m to 400m from Eastleigh town centre.
4.8 Is the location close to a Primary school?	++	The site is located within 400m of The Crescent County Junior and Infant School.
4.9 Is the location close to a Secondary school?	++	The site is located within 800m of Crestwood College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath runs just to the east of the site and crosses the railway tracks.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	A railway line is located just to the north of the site between the site and the secondary school and an employment centre.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Mineral Safeguarding Area or Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site is located in an area of low quality agricultural land.
5.3 Will it use previously developed land?	++	The site currently accommodates a building material supplier and a number of small scale businesses.
5.4 Will it deliver or support allotments or community farms?	-	Development of the site will not make a contribution towards allotments or community farms.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-	The site is located adjacent to a railway line.
6.2 Will development increase pollution?	0	Development is not expected to increase pollution.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	A small section of the site falls within an area of 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification	
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development of the site is unlikely to impact internationally or nationally designated sites.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The site is located within the Railway PBL.
10.5 Will the development adversely affect ancient woodland?	0	Development of the site is unlikely to impact ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees on the site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath runs just to the east of the site and crosses the railway tracks.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development of the site is not expected to adversely affect the separation of neighbouring settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	Development of the site is not expected to adversely affect the character of the countryside, towns or villages.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of the site is not expected to adversely affect heritage assets.

Eastleigh Police Station, Eastleigh

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site is capable of providing 49 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The site is located within 400m to 800m of Energy Youth Centre and a Masonic Centre.
2.2 Are health facilities available locally?	++	The site is within 400m of Eastleigh Health Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is within 300m of open space including Leigh Road Recreation Ground.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the location or is adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	+	The site is located 400m to 800m from Eastleigh rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	++	The site is located within 400m of the frequent Bluestar 2 route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The site is located adjacent to the Xelabus X6/X7 semi frequent bus route and within 400m of the Bluestar 5 route.
3.1 (e) Is the location close to a major employment centre?	++	The site is located adjacent to Eastleigh town centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	Development of the site will result in the loss of Eastleigh Police Station.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0?	Although the site is located in Eastleigh town centre it currently contains the police station and so will not lead to loss of commercial uses in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	+	The site is located 400m to 800m from Eastleigh rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located further than 1200m from a minor rail station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The site is located within 400m of the frequent Bluestar 2 route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The site is located adjacent to the Xelabus X6/X7 semi frequent bus route and within 400m of the Bluestar 5 route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The site is located adjacent to Eastleigh town centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	++	The site is within 400m of Eastleigh Health Centre.
4.7 Are shopping and related services available locally?	++	The site is located in Eastleigh town centre.
4.8 Is the location close to a Primary school?	++	The site is located within 400m of The Crescent County Junior and Infant School.
4.9 Is the location close to a Secondary school?	+	The site is located within 800m to 1200m from Crestwood College and Crestwood Community School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the location or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	A railway line is located to the north of the site between the site and a secondary school. The site is on an A-road which lies between the site and a major employment centre and town centre.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Mineral Safeguarding Area or Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site is not located in an area of agricultural land.
5.3 Will it use previously developed land?	++	The site currently accommodates a police station and a couple of residential dwellings.
5.4 Will it deliver or support allotments or community farms?	-	Development of the site will not make a contribution towards allotments or community farms.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	--?	The site is located adjacent to an A-road and southern part of the site is within the Leigh Road (A335) AQMA.
6.2 Will development increase pollution?	-?	Development may increase traffic in the AQMA.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The majority of the site falls within an area of 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Site is not located near the coast.

SA objective/ criterion	Justification	
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development of the site is unlikely to impact internationally or nationally designated sites.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development of the site is unlikely to impact locally designated sites.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	Development of the site is unlikely to impact areas with other nature conservation value.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development of the site is unlikely to impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development of the site is unlikely to impact ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	There are a number of TPO trees on site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the location or is adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development of the site is not expected to adversely affect the separation of neighbouring settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	Development of the site is not expected to adversely affect the character of the countryside, towns or villages.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	The Police station is listed locally for its importance.

Land at Scotland Close, Fair Oak

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site is capable of providing 90 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The site is located within 400m to 800m of Acorn Social Club.
2.2 Are health facilities available locally?	-	The site is within 1200 to 1600m of Stokewood Surgery
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is within 300m of open space including Knowlehill Park and Knowlehill Copse.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the location or is adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located more than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	-	The majority of the site is located within 600m to 800m of the Bluestar 2 frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Development will not result in the loss of employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located more than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route?	-	The majority of the site is located within 600m to

SA objective/ criterion		Justification
(same score as 3.1c)		800m of the Bluestar 2 frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 800m from a semi frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	-	The site is within 1200 to 1600m of Stokewood Surgery
4.7 Are shopping and related services available locally?	-	The site is located within 600m to 800m of Fair Oak District Centre.
4.8 Is the location close to a Primary school?	0	The site is located within 600m to 800m of Fair Oak Junior School.
4.9 Is the location close to a Secondary school?	++	The site is located within 800m of Wyvern College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the location or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers between the site and key facilities.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	A very small section of the northern edge of the site falls within a mineral consultation area and a small section of the southern edge of the site falls within a minerals safeguarding area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site falls entirely within an area of low quality agricultural land (grades 4 and 5).
5.3 Will it use previously developed land?	-/+?	The site is not developed however, it was previously used as a tip. Potential for minor positive impacts that may result from remediation of the site if it were developed.
5.4 Will it deliver or support allotments or community farms?	-	Development of the site will not make a contribution towards allotments or community farms.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within an AQMA or 200m of an A-road, motorway or railway.
6.2 Will development increase pollution?	0	Development is unlikely to increase pollution.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	Small parts of the site, along the northern edge fall in areas of 'less' surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification	
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	A watercourse runs through the northern edge of the site, which eventually flows into the River Itchen SAC. Potential for in-combination effects.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Knowle Lane Open Space SINC is located to the east of the site and Knowlehill Copse SINC is located to the south. Potential for increased urban edge and recreational effects.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	The site contains Lowland Mixed Deciduous Woodland Priority Habitat. The Council have stated that all woodland will be retained however potential for urban edge effects.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development of the site is unlikely to impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	-	Knowlehill Copse is located just to the south of the site. Potential for urban edge effects.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	All trees on the northern boundary are covered by TPOs
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the location or is adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development of the site is not expected to adversely affect the separation of neighbouring settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	Development of the site is not expected to adversely affect the character of the countryside, towns or villages.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development is not expected to affect heritage assets.

Royal British Legion Club, Station Road, Hound

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+	This site is capable of providing 10 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The site is located within 400m to 800m of Netley Abbey Library and Netley Abbey Parish Hall.
2.2 Are health facilities available locally?	-	The site is within 1200 to 1600m of Blackthorn Health Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is within 300m of open space including Royal Victoria County Park, Station Road Recreation Ground and Hound Way.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the location or is adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located more than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	+	The site is within 400m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The site is located adjacent to the First 6 semi frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Development will not result in the loss of employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located more than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	+	The site is within 400m from a minor rail station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The site is located adjacent to the First 6 semi frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	-	The site is within 1200 to 1600m of Blackthorn Health Centre.
4.7 Are shopping and related services available locally?	+	The western edge of the site is located within 200m to 400m of Station Road & Victoria Road District Centre, Netley.
4.8 Is the location close to a Primary school?	0	The site is located within 600m to 800m of Victoria Road Junior School and Westwood Road Primary School.
4.9 Is the location close to a Secondary school?	+	The site is located within 800m to 1200m of Satchell Lane Secondary School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the location or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers between the site and key facilities.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Mineral Safeguarding Area or Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site is not located in an area of agricultural land.
5.3 Will it use previously developed land?	++	The site currently accommodates the old Netley Abbey Sports & Social Club building and car park.
5.4 Will it deliver or support allotments or community farms?	-	Development of the site will not make a contribution towards allotments or community farms.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within an AQMA or 200m of an A-road, motorway or railway.
6.2 Will development increase pollution?	0	Development is unlikely to increase pollution.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	A small part of the site falls within an area of 'less' surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		

SA objective/ criterion	Justification	
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development of the site is unlikely to impact internationally or nationally designated sites.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development of the site is unlikely to impact locally designated sites.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	The site contains Lowland Mixed Deciduous Woodland Priority Habitat. The Council have stated that all woodland will be retained however potential for urban edge effects.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development of the site is unlikely to impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development of the site is unlikely to impact ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	?	The trees adjacent to the southern edge of the site are covered by TPOs.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the location or is adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development of the site is not expected to adversely affect the separation of neighbouring settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	Development of the site is not expected to adversely affect the character of the countryside, towns or villages.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development is not expected to affect heritage assets.

Dumbleton Copse / Pinewood Park, Kanes Hill, West End

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	--	This site is capable of providing 6 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	The site is further than 800m from a library or parish hall.
2.2 Are health facilities available locally?	--	The site is further than 1600m from a health facility.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is within 300m of open space, including Netley Common and Kanes Hill Allotments.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the location or is adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located more than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Development will not result in the loss of employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located more than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located further than 1200m from a minor rail station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 800m from a semi frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located further than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	--	The site is further than 1600m from a health facility.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	0	The northern parcel of the site is located within 600m to 800m of Kanes Hill Primary School
4.9 Is the location close to a Secondary school?	-	The site is located between 1601m and 2000m of Wildern Secondary School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the location or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The M27 is located to the east of the site, forming a barrier to Hedge End. Despite this, the site is located within close proximity to the City of Southampton to the west.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The majority of the site falls within a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site falls entirely within an area of low quality agricultural land (grades 4 and 5).
5.3 Will it use previously developed land?	-	The site is not located on previously developed land.
5.4 Will it deliver or support allotments or community farms?	-	Development of the site will not make a contribution towards allotments or community farms.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The site is located within 200m of an A-road (Kanes Hill).
6.2 Will development increase pollution?	0	Development is unlikely to increase pollution.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+/--	Development of the site will result in the loss of woodland. However, EBC has advised that the purpose of this allocation is to fund management of the copse and bring it back into public use. Therefore, whilst a small area of GI will be lost to development, the remainder will be enhanced.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site does not fall within Flood Zones 2 or 3 or an area of surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Site is not located near the coast.

SA objective/ criterion	Justification	
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development of the site is unlikely to impact internationally or nationally designated sites.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	+/-	The entire site falls within Dumbleton's Copse SINC and is within 200m of Netley Common LNR. However, EBC has stated that the purpose of this allocation is to fund management of the copse, therefore it is expected to result in enhancement of the remaining woodland.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	+/-	The site contains Lowland Mixed Deciduous Woodland Priority Habitat. However, EBC has stated that the purpose of this allocation is to fund management of the remaining woodland, therefore it is expected to result in enhancement of the remaining woodland.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	The site falls within the Netley & Bursledon Commons PBA.
10.5 Will the development adversely affect ancient woodland?	0	Development of the site is unlikely to impact ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	The trees within the site are covered by a blanket TPO.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the location or is adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+/-	Development of the site will result in the loss of woodland. However, EBC has advised that the purpose of this allocation is to fund management of the copse and bring it back into public use. Therefore, whilst a small area of GI will be lost to development, the remainder will be enhanced.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development of the site is not expected to adversely affect the separation of neighbouring settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	Development of the site is not expected to adversely affect the character of the countryside,

SA objective/ criterion		Justification
		towns or villages.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development is not expected to affect heritage assets.

Appendix 10

Assessment of non-spatial policy options

Affordable housing

The site size threshold for providing affordable dwellings

Three reasonable alternative policy options were considered for the site size threshold for providing affordable dwellings, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

The site size threshold for providing affordable dwellings - policy options:								
A. Follow the principles described in 2011-2029 Local Plan.								
B. Lower threshold to 10 dwellings.								
C. Vary approach across the borough.								
SA Objective	A	B	C					
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	++	+/-	+/-					
SA2: Safeguard and improve community health, safety and wellbeing	+	+/-	+/-					
SA3: Develop a dynamic and diverse economy	+	+/-	+/-					
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0	0					
SA5: Protect and conserve natural resources	0	0	0					
SA6: Reduce air, soil, water, light and noise pollution	0	0	0					
SA7: Plan for the anticipated levels of climate change	0	0	0					
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	0	0					
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0	0					
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0	0	0					
SA11: Enhance the Borough's multifunctional green infrastructure networks	0	0	0					
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0	0	0					
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.	0	0	0					

Description of effects in relation to SA objectives

The only significant effects identified for the policy options on supply mechanisms for addressing affordable housing, are in relation to meeting local housing need (SA objective 1: Housing provision). Option A is likely to contribute the most to ensuring that there would be a continued supply of housing to meet the needs of the local population, leading to a significant positive (++) effect. While Options B and C could also have minor positive (+) effects on SA objective 1: Housing provision, minor negative (-) effects are also predicted, because they could reduce supply in areas of higher affordable need. Option B removes the requirement for a proportion of affordable housing to be delivered in smaller developments, Option C allows a variable approach across the Borough, which could mean that no affordable housing is delivered in some areas.

In relation to other social effects, all policy options are predicted to result in minor positive (+) effects on wellbeing through the provision of sufficient housing to meet local needs but also community cohesion (SA objective 2: Community health) by delivering a greater distribution of communities of mixed tenures. However, Options B and C are also predicted to have minor negative (-) effects, because they could result in an undersupply and concentrations of tenures in particular areas.

Where economic effects are predicted (SA objective 3: Economy), option A is predicted to have minor positive (+) effects on the supply of housing to meet local workforce demands. While this is also the case for Options B and C, they might also lead to the under provision of affordable housing located near employment opportunities, leading to minor negative (-) effects.

Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

The proportion of affordable dwellings to provide in qualifying developments

Four reasonable alternative policy options were considered for the proportion of affordable dwellings to provide in qualifying developments, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

The proportion of affordable dwellings to provide in qualifying developments- policy options:								
A. Follow the principles described in 2011-2029 Local Plan.								
B. Increase proportion of homes that will be sought from developers to provide as affordable housing.								
C. Lower proportion of homes that will be sought from developers to provide as affordable housing.								
D. Vary approach across borough.								
SA Objective	A	B	C	D				
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	++?	++/-?	--/+?	++?				
SA2: Safeguard and improve community health, safety and wellbeing	+	+/-	-	+/-				
SA3: Develop a dynamic and diverse economy	0	0	0	0				
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0	0	0				
SA5: Protect and conserve natural resources	0	0	0	0				
SA6: Reduce air, soil, water, light and noise pollution	0	0	0	0				
SA7: Plan for the anticipated levels of climate change	0	0	0	0				
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and	0	0	0	0				

minimising other greenhouse gas emissions								
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0	0	0				
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0	0	0	0				
SA11: Enhance the Borough's multifunctional green infrastructure networks	0	0	0	0				
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0	0	0	0				
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	0	0	0	0				

Description of effects in relation to SA objectives

The only significant effects identified for the policy options on the proportions of affordable dwellings to provide in qualifying developments, are in relation to meeting local housing need, in particular affordable housing need (SA objective 1: Housing provision). All options would make provision for some affordable housing to be delivered, but Options A and B would seek to provide the most, through setting the highest thresholds, hence a significant positive effect is identified. However, the extent to which the higher thresholds would be deliverable due to the viability of providing increased levels of affordable housing within qualifying developments is uncertain. The Council's preliminary work in December 2015 to update the 2012 Affordable Housing Viability Assessment¹¹⁰ suggests that there is no realistic scope, in viability terms, to consider increasing the overall target above 35% across the borough. Therefore, Option B could also have a minor negative effect in relation to SA objective 1: Housing provision, as the higher threshold it requires may limit the amount of market housing that is able to be delivered. Option C, which seeks to lower the proportion of affordable homes that will be sought from developers, is considered therefore to have a significant negative (--) effect in relation to provision of affordable housing, although it may increase the amount of market housing that is provided, which would still contribute to the overall housing need of the Borough, hence the minor positive (+) effect also identified. Again, this is uncertain as it depends on future housing market circumstances and the viability of developments. Finally, Option D is also considered likely to have a significant positive (++) effect in relation to meeting local housing need because it seeks to vary the affordable housing requirement across the Borough, to take into account differences in land values and therefore should ensure the viability of all housing developments in different locations. This approach is supported in the updated affordable housing viability assessment. This effect is uncertain as it is not clear whether it would provide sufficient affordable housing to meet the identified need.

Option A is predicted to have minor positive (+) effects on community cohesion (SA objective 2: Community health) because it is more likely to deliver mixed tenure communities. Similarly, Options B, and D are also predicted to have minor positive (+) effects on increasing social cohesion, but along with Option C, they are also predicted to have a minor negative (-) effects, because they are more likely to result in undersupply of either affordable or market housing and increased separation of different tenure groups in different areas of the Borough.

Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

¹¹⁰ Eastleigh Borough Local Plan 2011-2036: Viability overview, December 2015

Specialised accommodation and providing for first time buyers and self-builders

Three reasonable alternative policy options were considered for the specialised accommodation and providing for first time buyers and self-builders, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

Provision of accommodation to meet specific needs and to provide for first time buyers and self-builders- policy options:								
A. Allocate specific sites for specialist housing types, such as starter homes, self-build homes, housing for older people and supported housing.								
B. Require larger new development sites to include a range of specialist housing types, such as starter homes, self-build homes, housing for older people and supported housing.								
C. Encourage the development of smaller homes in suitable locations for people to 'downsize' from larger properties.								
SA Objective	A	B	C					
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	++	++?	+					
SA2: Safeguard and improve community health, safety and wellbeing	+	+	+					
SA3: Develop a dynamic and diverse economy	+	+	+					
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0	0					
SA5: Protect and conserve natural resources	0	0	0					
SA6: Reduce air, soil, water, light and noise pollution	0	0	0					
SA7: Plan for the anticipated levels of climate change	0	0	0					
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	0	0					
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0	0					
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0	0	0					
SA11: Enhance the Borough's multifunctional green infrastructure networks	0	0	0					
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+/-	?	+/-					
SA13: Protect and enhance and manage buildings, monuments, features, sites,	0	0	0					

places, areas and landscapes of archaeological, historical and cultural heritage importance as and landscapes of archaeological, historical and cultural heritage importance								
--	--	--	--	--	--	--	--	--

Description of effects in relation to SA objectives

The only significant effects identified for the policy options on provision of specialised accommodation are in relation to local housing need (SA objective 1: Housing provision). Option A would ensure that land is allocated for the provision of a range of housing types to meet specialist needs, leading to a significant positive (++) effect. While Option B does not allocate specific sites for specialist housing types, it would require new large developments to include a range of specialist housing types, therefore it is also likely to have a significant positive effect, but this is less certain (++)?, as it depends on the amount of larger new developments coming forward. Option C would help to ensure that suitable homes are available for households downsizing, but is limited in its scope as it does not seek to allocate specific land for a wider range of housing needs, leading to only minor positive (+) effects on SA objective 1: Housing provision.

All three options aim to improve the provision of housing to meet local need. Housing provides basic shelter and warmth and therefore all three options would have a minor positive effect on individual wellbeing (SA objective 2: Community health). Options A and B would also help to ensure that a diverse workforce can be accommodated and in doing so, make the Borough more attractive to investors (SA objective 3: Economy), although this effect is uncertain as it depends on the extent to which starter homes and self-build homes are taken up by the working age population. Option C makes provision for 'downsizing', which would help to release larger existing housing which is under-occupied (e.g. by people who have retired). This would have the effect of freeing up larger houses which would be likely to be of more benefit to those of working age; therefore this option is also likely to have a minor positive (+) effect on SA objective 3: Economy, although this also uncertain as it depends on the extent to which larger existing houses are taken up by the working age population.

Options A and C seek to enable housing development in suitable locations. If this is done in conjunction with an assessment of Eastleigh's landscape sensitivity, it could lead to minor positive (+) effects on the landscape (SA objective 12: Landscape and townscape), but if not, new housing development could harm the landscape, leading to minor negative (-) effects. The effect of Option B on this objective is uncertain (?), because it depends on where the new larger developments are proposed.

Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

Delivering sites for Travelling Communities

Four reasonable alternative policy options were considered for delivering sites for travelling communities, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

Options to address the needs of Travelling Communities:								
A. Allocation for sites with extant planning permission and permanent permission of unauthorised sites								
B. Sub-division of pitches								
C. Extension to existing sites								
D. New sites								
SA Objective (number + summary)	A	B	C	D				
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	++	++?	++	++				
SA2: Safeguard and improve community health, safety and wellbeing	+	+	+	+				
SA3: Develop a dynamic and diverse economy	+	+	+	+				

SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0	0	0				
SA5: Protect and conserve natural resources	++?	++?	-?	-?				
SA6: Reduce air, soil, water, light and noise pollution	+	+	-?	+				
SA7: Plan for the anticipated levels of climate change	?	?	?	+				
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	0	0	0				
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0	0	+				
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+/-	+	-?	+/-?				
SA11: Enhance the Borough's multifunctional green infrastructure networks	0	0	0	0				
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	++/-	++	+/-?	+/-?				
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance as and landscapes of archaeological, historical and cultural heritage importance	?	?	?	?				

These policy options seek to ensure that travelling communities have a sufficient number of sites to meet their needs. Option C proposes that provision of sites for travelling communities would be met by extending existing sites, while Option D, proposes that suitable land is allocated to meet Traveller needs, and although Option A does not allocate specific sites for travelling communities, it proposes an approach where existing sites with extant planning permission, which has yet to be implemented, and suitable unauthorised sites are allocated. Therefore, Options A, C and D are likely to have a significant positive (++) effect on SA objective 1: Housing provision. Option B would provide opportunities to intensify existing sites to enable further pitches to be created, but it is less certain whether this would fully meet the need required compared to extending sites or providing new sites and therefore only a significant positive but uncertain (++) effect is identified for SA objective 1.

All four options are predicted to have minor positive (+) social and economic effects (SA objectives 2: Community health and 3: Economy), because they would help to ensure delivery of land to meet the housing needs of travelling communities, help improve social inclusion, accessibility to facilities and services, as well as improve accessibility to employment opportunities.

By seeking to focus development within existing sites, Options A and B would reduce the amount of greenfield land being developed, leading to significant positive (++) effects on SA objective 5: Natural resources and SA objective 12: Landscape and townscape. However, Option A is also predicted to have minor negative (-) effects on SA objective 12: Landscape and townscape, because existing unauthorised sites might already be in areas of landscape sensitivity. An indirect minor positive (+) effect of Options A and B, is that they might help to minimise the use of natural resources (SA objective 5) and in doing so protect local habitats and species (SA objective 10). However, the granting of permission for unauthorised sites in Option A, might also lead to minor negative (-) effects on SA objective 10: Biodiversity and geodiversity, due to increased pressure on local habitats and species.

Option D promotes sites being planned from the outset and this could have some minor positive (+) effects on SA objectives 6, 7, 9, 10 and 12 because of the potential to incorporate in planning application proposals strategies for pollution control, flood prevention, waste management, protection of local habitats

and species and the setting within the countryside. These effects are uncertain though because they would be dependent on the details of the proposals coming forward at the planning application stage. The provision of new sites for these communities could involve an increased amount of greenfield land being developed, which could lead to minor negative but uncertain (-?) effects on SA objective 5: Natural resources, and SA objective 10: Biodiversity and geodiversity and SA objective 12: Landscape and townscape.

Option C proposes the extension of existing sites. If extensions are supported on sites where there is low landscape sensitivity, then this would help limit the impact of development on more sensitive areas of the countryside (SA Objective 12: Landscape and townscape), leading to minor positive (+) effects, but this is uncertain (?). As extensions would still increase the amount of greenfield land being developed, there may also be minor negative uncertain (-?) effects on SA objective 12: Landscape and townscape. Related to this, the increase in greenfield land that could be developed through extensions to existing sites could lead to minor negative uncertain (-?) effects in relation to SA Objective 5: Natural resources. There may also be less opportunity to incorporate mitigation strategies for pollution control in extending existing sites and therefore there could be a minor negative but uncertain (-?) effect on SA objective 6: Pollution. The extension of sites might also lead to the loss of habitats and increased pressure on species, therefore this option is predicted to have minor negative but uncertain (-?) effects on SA objective 10: Biodiversity and geodiversity.

Options A, B and C would have uncertain (?) effects on SA objective 7 (Climate change adaptation), as it is unknown whether the existing sites (and their possible extensions under Option C) would be in areas at high risk of flooding. All options would also have uncertain (?) effects on SA objective 13 (Cultural heritage), as it depends on the proximity and any current impacts of existing sites on heritage assets (Options A and B), or the location of new sites (Option D) or extensions (Option C) in relation to any heritage assets.

These policy options are unlikely to affect SA objective 4 (Road traffic/congestion) as the scale of these sites is likely to be small, and SA objective 11 (Green infrastructure) as there is unlikely to be many opportunities to incorporate green infrastructure within these type of sites.

Houses in multiple occupation

No reasonable alternative policy options have been proposed for dealing with the issue of houses in multiple occupation (HMOs) as it has very little evidence to demonstrate that there is a significant issue. It has therefore asked consultees whether there any areas in Eastleigh where HMOs are considered a problem, and if there is there a need to specifically address the issue of managing the provision of HMOs within the Borough. No SA is required for these opinion/information seeking consultation questions.

Densities and building standards

Seven reasonable alternative policy options were considered for densities and building standards, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

Densities and building standards - policy options:
A. Follow the principles described in 2011-2029 Local Plan.
B. Increase minimum residential densities in areas of high accessibility.
C. Increase minimum densities everywhere.
D. Pursue nationally described internal space standards.
E. Seek higher water efficiency standards than minimum building regulation requirements.
F. Maintain separate requirement for 15% reduction of total predicted emissions from new homes.
G. Review thresholds for seeking BREEAM Communities 'excellent' standard to consider only applying to larger schemes and/or to allow for application on mixed used schemes.
H. Seek to deliver a significant proportion of homes which meet high accessibility standards, and in particular are wheelchair accessible.

SA Objective	A	B	C	D	E	F	G	H
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	+	-	-	0	0	0	+	+
SA2: Safeguard and improve community health, safety and wellbeing	+	-	-	+	0	0	+	+
SA3: Develop a dynamic and diverse economy	+	+	+	0	0	0	0	0
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+	+	+/-	0	0	0	0	0
SA5: Protect and conserve natural resources	+++	+++	+++	0	+	0	0	0
SA6: Reduce air, soil, water, light and noise pollution	?	0	0	0	0	+	+	0
SA7: Plan for the anticipated levels of climate change	?	0	0	0	+	+	+	0
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	?	0	0	0	0	+++	+	0
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	?	0	0	+	0	0	+	0
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+	+	+/-	0	0	0	0	0
SA11: Enhance the Borough's multifunctional green infrastructure networks	0	0	0	0	0	0	0	0
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+++	+++	+/-	0	0	0	0	0
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance as and landscapes of archaeological, historical and cultural heritage importance	0	0	0	0	0	0	0	0

Description of effects in relation to SA objectives

While these policy options are primarily about the design and building standards of new development within the Borough, by seeking higher density developments, Options A, B and C would reduce the amount greenfield land being developed, leading to significant positive (++) effects on SA objective 5: Natural resources and SA objective 12: Landscape and townscape. An indirect benefit and therefore minor positive (+) effect of these three options is also the potential to protect local habitats and species (SA objective 10: Biodiversity and geodiversity). However, Option C is also predicted to have minor negative

(-) effects on SA objective 10: Biodiversity and geodiversity and SA objective 12: Landscape and townscape. This is because high density housing might not be suitable in rural locations and could lead to increased pressure on local habits and species and impacts on the landscape outside of urban areas.

Where social and economic benefits were identified for SA objective 1: Housing provision, 2: Community health and 3: Economy, these were generally minor positive (+), because they would either help to ensure delivery of homes to meet a range of households needs (Options A, G and H), help improve social inclusion and accessibility to facilities and services (Options A, G and H) and improve accessibility to employment opportunities (Options A-C). However, there is some uncertainty for Option A as the ability to seek 'Lifetime Homes' as part of new development was recently removed by the government. Options B and C could have minor negative but uncertain (-?) effects as by increasing minimum residential densities they could potentially lead to the under supply of suitable housing for specific groups e.g. larger family homes in urban areas, and increased separation of different tenure groups in different areas of the Borough. Options D, E and F are not predicted to have any effect upon these SA objectives, except that Option D may help to improve living conditions within new residential developments and have an indirect positive effect on SA objective 2: Community health through maintaining national internal space standards. By improving proximity of residential development to facilities, and services and employment opportunities, Options A, B and C should also help ensure people without access to a private vehicle are not disadvantaged, leading to minor positive (+) effects on SA objective 4: Road traffic/congestion. However Option C is also predicted to result in minor negative (-) effects for sustainable transport, because it could lead to the oversupply of new housing development in less accessible areas of the Borough.

Options E, F and G could have some minor positive (+) effects on SA objectives 6: Pollution, 7: Climate change adaptation, 8: Climate change mitigation and 9: Waste, because of their focus on either water efficiency (Option E), reducing greenhouse emissions (Option F), ensuring sufficient storage within residential development (e.g. for recyclables) (Option D) or a combination of these things (Options A and G), which could help ensure that new development minimises the use of natural resources (SA objective 6: Pollution), is adapted to climate change and helps to reduce risk from flooding to people and property (SA objective 7: Climate change adaptation), reduces climate change (SA objective 8: Climate change mitigation) or helps to encourage sustainable waste management (SA objective 9: Waste). Option F would have significant positive (++) effects for SA objective 8: Climate change mitigation because it seeks to reduce greenhouse gas emissions from new homes. Option A may also have benefits for SA objectives 6: Pollution, 7: Climate change adaptation, 8: Climate change mitigation and 9: Waste but this is uncertain (?) because while it would continue the broad principle of ensuring new development meets specific sustainable design standards e.g. code for suitable homes, some of these principles have been replaced or superseded by new national government standards, which may not be as stringent, and it will depend on whether the Council uses its discretion to include higher sustainable design standards for new development than the current government standards.

These eight options are generally 'mix and match' in that only Option A covers all the aspects that a Design and Building Standards policy might cover. A mixture of Options A-H that seek to maximise the inclusion of sustainable design standards while ensuring that they will be deliverable and not compromise the provision of sufficient homes within the borough would be an approach which would offer the most in the way of significant positive effects.

Existing employment sites

Four reasonable alternative policy options were considered for existing employment sites, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

Existing employment sites- policy options:
A. Follow the principles described in 2011-2029 Local Plan.
B. Use Article 4 directions on sites which are identified as being of specific importance to meet future employment needs.
C. Omit policy in the light of imminent changes to government policy with regard to permitted development rights.
D. Relax policy approach to provide for community/leisure facilities in employment areas.

SA Objective	A	B	C	D				
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	-?	+	0				
SA2: Safeguard and improve community health, safety and wellbeing	+	0	0	++?				
SA3: Develop a dynamic and diverse economy	++	++	--?	+/-				
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0	0	0				
SA5: Protect and conserve natural resources	0	0	0	0				
SA6: Reduce air, soil, water, light and noise pollution	0	0	0	0				
SA7: Plan for the anticipated levels of climate change	0	0	0	0				
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	0	0	0				
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0	0	0				
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0	0	0	0				
SA11: Enhance the Borough's multifunctional green infrastructure networks	0	0	0	0				
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0	0	0	0				
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance as and landscapes of archaeological, historical and cultural heritage importance	0	0	0	0				

Description of effects in relation to SA objectives

The only significant effects identified for the policy options on existing employment are in relation to SA objective 2: Community health and SA objective 3: Economy. Options A and B would help ensure that a range of existing employment sites are retained to meet future economic requirements including access to local centres and major industrial sites, leading to significant positive (++) effects on SA objective 2: Community health. Option C could result in the loss of existing employment sites, leading to significant negative but uncertain (--?) effects on employment opportunities and the local economy. The uncertainty relates to how many proposals to convert existing employment sites to residential uses would actually come forward. While Option D is predicted to have minor positive (+) effects on preventing the loss of existing employment sites, it is also predicted to have minor negative (-) effects on the wider economy, due to loss of economic activity that might otherwise occur in sites which are converted to community and leisure uses. Conversely, Option D could have a significant positive effect on SA objective 2: Community

health because it would improve opportunities for people to participate in cultural, leisure and recreation activities.

The remaining effects predicted in relation to the social objectives (SA objective 1: Housing provision and SA objective 2: Community health), are minor positive (+) for Option C, but minor negative (-) for Option B. Option C would support the conversion of offices and light industrial units for housing and would therefore have a minor positive effect on meeting local housing needs, whereas Option B proposes removing the permitted development right to change offices etc. to residential use. These effects are uncertain because they would depend on how much additional housing is actually delivered (or discouraged) within the Borough. While Option A will help to ensure that people have access to jobs, which can help prevent social exclusion and it would only permit the loss of employment uses where there would be over-riding community benefits hence the minor positive effect on SA objective 2: Community health, it does not support the conversion of employment uses to residential and is therefore unlikely to have any effect on housing.

Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

Retail and other town centre uses

Four reasonable alternative policy options were considered for retail and other town centre uses, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

Retail and other town centre uses - policy options:								
A. Follow the principles described in 2011-2029 Local Plan.								
B. Reduce policy restraint on town centre uses at Hedge End retail park and prepare masterplan to facilitate comprehensive long term redevelopment.								
C. Require commitment from developers to regenerate those local centres affected by large scale development in areas they are promoting.								
D. Relax 2011-2029 approach to provide for more diverse uses in town and local centres e.g. further cultural & leisure activities, artisan activities and residential.								
SA Objective	A	B	C	D				
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	0	0	+				
SA2: Safeguard and improve community health, safety and wellbeing	+	0	+	+++				
SA3: Develop a dynamic and diverse economy	++/-	+++	+++	++/-				
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	+	-	+	+				
SA5: Protect and conserve natural resources	+?	+?	+?	+?				
SA6: Reduce air, soil, water, light and noise pollution	0	0	0	0				
SA7: Plan for the anticipated levels of climate change	0	0	0	0				
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	0	0	0				
SA9: Reduce waste generation and disposal, encourage waste prevention	0	0	0	0				

and reuse and achieve the sustainable management of waste								
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0	0	0	0				
SA11: Enhance the Borough's multifunctional green infrastructure networks	0	0	0	0				
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+?	+?	+?	+?				
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance as and landscapes of archaeological, historical and cultural heritage importance	+?	+?	+?	+?				

Description of effects in relation to SA objectives

The options for protecting Retail and other town centre uses are likely to have significant positive effects on three of the SA objectives. Option D is likely to have a significant positive (++) effect on access to recreational and leisure facilities (SA objective 2: Community health) as its primary purpose is to encourage more diverse uses of town and local centres, which could include health related facilities like gyms. Options A and C are predicted to have minor positive (+) effects, because they could result in improvements to local centres, which helps improve community wellbeing. Option B, which would enable town centre uses to be located at the Hedge End retail part is unlikely to affect SA objective 2: Community health.

All four options could help to enhance the attractiveness of local centres and increase competition across the district, which would help to encourage new businesses and workforce to the Borough, leading to significant positive (++) effects on SA objective 3: Economy. However, Option A is also predicted to have a minor negative (-) effect, due to restrictions on the expansion or establishment of retail and office development in out-of-centre locations, as this could restrict emerging economies e.g. high technological industries, which may be more suited to out of town locations. Similarly, Option D is also predicted to have minor negative (-) effects, because it would restrict office use in town and local centres.

Option D is predicted to have minor positive (+) effects on the provision of new housing within town centres (SA objective 1: Housing provision), while the other three options are unlikely to have any effect on this objective.

Options A, C and D could help to reduce travel by car and have a minor positive effect on SA objective 4: Road traffic/congestion, by providing retail and town centre uses within the Borough's main town centres and local centres, as opposed to out-of-centre locations. Conversely, Option B could have a minor negative (-) effect due to making the out-of-centre retail development at Hedge End more attractive to other employment uses. All four policy options could lead to efficient use of brownfield sites and vacant buildings, which would reduce the likelihood of development on higher quality agricultural land and potentially protect, reuse and restore historic sites and their settings and protect the wider landscape of the Borough resulting in minor positive (+) effects on SA objectives 5: Natural resources, SA objective 12: Landscape and townscape and SA objective 13: Cultural heritage. However, these effects are uncertain (?) as they will depend on the design of proposals that come forward, which will not be known until the planning application stage.

Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

These four options are 'mix and match' because Option B relates to the regeneration of Hedge End retail development only and does not cover town and local centres, whereas Option C only relates to requirements for developers of new large developments in the locations where they occur. A mixture of

Options A-D that seeks to draw out the benefits of each option into one policy would be an approach which would offer the most in the way of significant positive effects.

Environmental quality

Sustainable urban drainage systems

Three reasonable alternative policy options were considered for sustainable urban drainage systems, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

Sustainable urban drainage systems - policy options:								
A. Use national standards.								
B. Require SUDS to be considered for all new developments.								
C. Develop local standards which ensure SUDS provide multiple benefits including safeguarding water quality.								
SA Objective	A	B	C					
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	0	0					
SA2: Safeguard and improve community health, safety and wellbeing	+?	+?	+?					
SA3: Develop a dynamic and diverse economy	0	0	0					
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0	0					
SA5: Protect and conserve natural resources	0	0	0					
SA6: Reduce air, soil, water, light and noise pollution	+?	+?	+++					
SA7: Plan for the anticipated levels of climate change	+++	++	+					
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	0	0					
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0	0					
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+	+	+					
SA11: Enhance the Borough's multifunctional green infrastructure networks	+	+	+					
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	0	0	0					
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural	0	0	0					

heritage importance as and landscapes of archaeological, historical and cultural heritage importance

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Description of effects in relation to SA objectives

Significant positive effects are identified for the policy options on sustainable drainage systems (SuDS), in relation to SA objective 6: Pollution and SA objective 7: Climate change adaptation. While all three options would be likely to have positive effects on reducing surface water runoff thereby reducing water pollution, Option C would set local standards, specifically referring to safeguarding of water quality, therefore leading to significant positive (++) effects. Options A is less rigorous, in that it will only ensure that certain sized of developments incorporate SuDS, therefore a minor positive (+) effect is predicted. Similarly, all options are likely to increase the level of permeable ground across the Borough, which would reduce the risk of flooding and have a positive effect in relation to SA objective 7: Climate change adaptation. However, Options A and B are predicted to have significant positive (++) effects in (SA objective 7: Climate change adaptation), because they may be more stringent than Option C (setting local standards). The effects of Options A and C are uncertain because it is not known how many developments of 10 or fewer dwellings might be proposed and therefore not have to include SuDS (in line with the national standards), or whether the local standards set in Option C would be as stringent as Option B.

Where social impacts are predicted in relation to SA objective 2: Community health, these are predicted to be minor positive but uncertain (+?) for all three options, because they will help improve water quality for the Borough's residents and reduce the risk of flooding to properties. Increasing the use of SuDS across the Borough is also likely to reduce loss of greenfield land within new developments, retaining and creating habitats and therefore all three options are also predicted to have a minor positive (+) effects on SA objective 10: Biodiversity and geodiversity and SA objective 11: Green infrastructure.

Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

Pollution

Just one reasonable alternative policy option was considered for dealing with pollution, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

Pollution - policy options:								
A. Follow the principles described in 2011-2029 Local Plan.								
The Council has not identified any reasonable non-spatial alternative approaches to this policy.								
SA Objective	A							
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0							
SA2: Safeguard and improve community health, safety and wellbeing	+							
SA3: Develop a dynamic and diverse economy	+?							
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0							
SA5: Protect and conserve natural resources	+?							
SA6: Reduce air, soil, water, light and noise pollution	++							
SA7: Plan for the anticipated levels of climate change	+?							

SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	+							
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0							
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+?							
SA11: Enhance the Borough's multifunctional green infrastructure networks	0							
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+							
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance as and landscapes of archaeological, historical and cultural heritage importance	0							

Description of effects in relation to SA objectives

The only significant effects identified for this pollution policy option, is in relation to the reduction in pollution (SA objective 6: Pollution). The option seeks to address current and future causes of pollution by restricting development in areas which would cause unacceptable environmental impacts through air, water, noise/vibration or light pollution or land contamination. It also seeks to ensure that effective mitigation is adopted e.g. remediation of contaminated land, leading to significant positive (++) effects on SA objective 6: Pollution.

Where other environmental impacts were identified (SA objective 5: Natural resources, SA objective 7: Climate change adaptation, SA objective 8: Climate change mitigation, SA objective 10: Biodiversity and geodiversity and SA objective 12: Landscape and townscape), these were predicted to be minor positive (+), because the restriction on development would reduce potential harm to the environment, indirectly helping to protect habitats and species, while also improving environmental quality and reducing harmful air pollutants.

This option is also predicted to have indirect minor positive (+) social and economic effects, due to improvements to air quality (SA objective 2: Community health) and environmental quality (SA objective 3: Economy). Many of these minor effects are subject to uncertainty (?).

Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.

Sports facilities

Two reasonable alternative policy options were considered for sports facilities, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

Sports facilities - policy options:								
A. Following the principles described in 2011-2029 Local Plan.								
B. Make specific provision for new sporting facilities to meet projected future needs.								
SA Objective	A	B						
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0	0						
SA2: Safeguard and improve community health, safety and wellbeing	++	++						
SA3: Develop a dynamic and diverse economy	+	+						
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0	0						
SA5: Protect and conserve natural resources	0	0						
SA6: Reduce air, soil, water, light and noise pollution	0	0						
SA7: Plan for the anticipated levels of climate change	+	+						
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0	0						
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0	0						
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	+/-	+/-						
SA11: Enhance the Borough's multifunctional green infrastructure networks	+	+						
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+	+						
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance as and landscapes of archaeological, historical and cultural heritage importance	0	0						

Description of effects in relation to SA objectives

The primary aim of both policy options is to help ensure that there is a suitable provision of open space and sports facilities to meet local needs, which will encourage active lifestyles leading to significant positive (++) effects upon the health and wellbeing of communities (SA objective 2: Community health).

Both policy options are also predicted to have minor positive (+) effects on encouraging tourism-related development to support sporting events, therefore contributing to a diverse local economy (SA objective 4: Road traffic / congestion). Increasing recreation and open space facilities (likely to be achieved through both policy options) would also have the indirect effect of increasing green infrastructure (SA objective 11: Green infrastructure), where these facilities are outdoors and incorporate unpaved surfaces. This is likely to have a minor positive effect (+) on flood risk mitigation (SA objective 7: Climate change adaptation), by increasing the area of permeable surfaces within the Borough. The provision of additional green space and sporting facilities such as parks and sports fields would also have an indirect minor positive (+) effect on enhancing local landscapes (SA objective 12: Landscape and townscape). However, the effects on SA objective 12: Landscape and townscape, SA objective 11: Green infrastructure and SA objective 12: Landscape and townscape are uncertain for option B, as they will depend on the extent to which open space is provided in addition to sporting facilities, as open space is not referred to in Option B.

Both options are also predicted to have a minor positive effect (+) on local habitats and species (SA objective 10: Biodiversity and geodiversity), because of the protection and increase of green infrastructure for local habitats, but minor negative (-) effects, due to the loss of habitats from development or disturbance from increased footfall.

Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

Nature conservation

Just one reasonable alternative policy option was considered for nature conservation, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

Nature Conservation - policy options:								
A. Follow the principles described in 2011-2029 Local Plan. The Council has not identified any reasonable alternative approaches to this policy.								
SA Objective	A							
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0							
SA2: Safeguard and improve community health, safety and wellbeing	0							
SA3: Develop a dynamic and diverse economy	+/-							
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0							
SA5: Protect and conserve natural resources	+							
SA6: Reduce air, soil, water, light and noise pollution	+							
SA7: Plan for the anticipated levels of climate change	+							
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas	0							

emissions								
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0							
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	++/-							
SA11: Enhance the Borough's multifunctional green infrastructure networks	++							
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+							
SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance as and landscapes of archaeological, historical and cultural heritage importance	0							

Description of effects in relation to SA objectives

The primary focus of this policy option is to protect and enhance biodiversity and therefore significant positive (++) effects are predicted in relation to the option's potential contribution to national and local biodiversity targets (SA objective 10: Biodiversity and geodiversity), while also protecting, conserving and enhancing habitats and providing green infrastructure (SA objective 11: Green infrastructure). However, there is no reference to protection of the Borough's geodiversity within the proposed policy approach or anywhere else in the non-spatial policy options, therefore a minor negative (-) effect is also identified in relation to the geodiversity element of SA objective 10: Biodiversity and geodiversity.

Where other environmental effects are predicted (SA objective 5: Natural resources, SA objective 6: Pollution, SA objective 7: Climate change adaptation and SA objective 12: Landscape and townscape), these are likely to be minor positive (+), because the conservation and enhancement of natural habitats and features, protection of nature conservation sites and provision of green infrastructure would all help to maintain and increase the green infrastructure networks within the Borough, in turn helping to protect landscape character, reduce and mitigate pollution impacts, and help prepare the Borough for climatic changes, e.g. through rainwater attenuation.

The option is also predicted to have a mixed effect on the local economy (SA objective 3: Economy); minor positive (+) due to the benefit for tourism and other service industries of protecting the natural environment, but minor negative (-) effects on the wider economy, due to the potential restrictions on economic activity on sites protected for their contribution to conservation.

Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.

Heritage assets

Just one reasonable alternative policy options was considered for heritage assets, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

Heritage assets - policy options:
A. Follow the principles described in 2011-2029 Local Plan. The Council has not identified any reasonable alternative approaches to this policy.

SA Objective	A							
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs	0							
SA2: Safeguard and improve community health, safety and wellbeing	+							
SA3: Develop a dynamic and diverse economy	+							
SA4: Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	0							
SA5: Protect and conserve natural resources	0							
SA6: Reduce air, soil, water, light and noise pollution	0							
SA7: Plan for the anticipated levels of climate change	0							
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions	0							
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	0							
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range	0							
SA11: Enhance the Borough's multifunctional green infrastructure networks	0							
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	+							
13. Cultural heritage	++							

Description of effects in relation to SA objectives

The only significant effect identified for the policy option for heritage asserts, is in relation to the protection, enhancement and management of the historic environment (SA objective 13: Cultural

heritage). The primary focus of this option is to conserve and enhance the Borough's heritage assets and their settings to ensure their longevity and enjoyment by the public, leading to significant positive (++) effects on this SA objective.

This option aims to encourage development that enhances cultural sites, which would result in minor positive (+) effects on the local distinctiveness and special qualities of local communities across the borough (SA objective 12: Landscape and townscape). This is also likely to have indirect minor positive (+) effects on the economy, by improving local amenity and attractiveness to investors (SA objective 3: Economy) and health and wellbeing by widening the access and enjoyment of cultural assets (SA objective 2: Community health).

Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.

Appendix 11

Reasons for selecting or not selecting options for inclusion in the Local Plan

Table A10.1: Reasons for selecting or not selecting quanta options

	Options	EBC's reasons for selecting preferred approach and not selecting other options
New Development: Housing number	A. Eastleigh Housing Needs study	This housing target is based on Option B, PUSH SHMA, rolled forward to 2036 and taking account of completions since 2011. As completions were below the target of 650 dpa, the annual average target over the plan period has been increased to 729 dpa. This figure is in line with the Government's draft standard methodology for calculating housing need.
	B. PUSH SHMA: Selected option	
	C. Local housing market options	
	D. Sub-regional development	
New Development: Employment floorspace	None identified.	Employment figures are based on the targets agreed in the South Hampshire sub region and the plan exceeds this in order to deliver the sub-regionally important Southampton Airport Economic Gateway site (part of Eastleigh River Side). There are considered to be no alternatives as a lower target would not deliver this strategic site.
New Development: Number of Gypsy and Traveller pitches	None identified.	EBC has confirmed that the number of Gypsy and Traveller pitches allocated in the Local Plan is based on the Gypsy and Traveller Accommodation Assessment, which was updated in February 2017. In 2017 the council reconsidered these sites, their suitability and location and decided to continue the approach preferred in the 2016-36 Local Plan, which meets this identified need. The Council did not consider there to be any reasonable alternatives to this. This provision has been assessed via Policy DM33 and the relevant site allocations.

Table A10.2: Reasons for selecting or not selecting non-spatial policy options (as presented in the Issues and Options document, 2015)

	Options	EBC's reasons for selecting preferred approach and not selecting other options
Policy approaches in the countryside	<p>A. Follow the principles described in 2011-2029 Local Plan.</p> <p>B. Actively pursue more positive complementary land uses and management of the countryside e.g. local food production.</p> <p>C. Develop policies which seek to guide and intervene where certain uses, which are generally appropriate in the countryside, should be directed to particular areas.</p>	<p>Approach chosen is to follow principles from previous Local Plan. Urban edge updated to reflect recent development, permissions and proposed allocations. Countryside and gaps considered in separate policies for clarity.</p> <p>Rejected other options as Local Plan sets long term framework and more detailed policies and measures will come forward in other plans and projects.</p>
Provision of gaps in Eastleigh borough	<p>A. Follow the principles described in 2011-2029 Local Plan.</p> <p>B. Combine gap policy with countryside policy to prevent development which would cause settlements to merge.</p> <p>C. Review gaps between all settlements in Eastleigh borough to retain only the minimum land required to maintain their separate identity.</p>	<p>Approach chosen is to follow principles from previous Local Plan of identifying gaps on Policies Map, but based on a revised gap assessment to reflect recent development and permissions and a reappraisal of the extent of land needed for each gap. Countryside and gaps considered in separate policies for clarity.</p> <p>Rejected option B as showing gaps on maps provides clarity for developers.</p>
Approach to coastal issues	<p>A. Follow the principles described in the 2011-2029 Local Plan.</p> <p>The Council has not identified any reasonable alternative approaches to this policy.</p>	<p>Approach chosen is to follow principles from previous Local Plan. No other options identified.</p>
Affordable housing	<p>A. Follow the principles described in 2011-2029 Local Plan.</p> <p>B. Lower threshold to 10</p>	<p>Policy based on Government guidance that affordable housing should only be sought on developments of 11 or more dwellings, policy includes more detail on the nature of the</p>

	Options	EBC's reasons for selecting preferred approach and not selecting other options
	<p>dwellings.</p> <p>C. Vary approach across the borough.</p>	<p>affordable housing.</p> <p>Rejected option to vary approach across the borough due to the Government restrictions preventing affordable housing thresholds lower than 11 dwellings and as the proposed policy can be applied flexibly to respond to housing need and viability.</p>
The proportion of affordable dwellings to provide in qualifying developments	<p>A. Follow the principles described in 2011-2029 Local Plan.</p> <p>B. Increase proportion of homes that will be sought from developers to provide as affordable housing.</p> <p>C. Lower proportion of homes that will be sought from developers to provide as affordable housing.</p> <p>D. Vary approach across borough.</p>	
Specialised accommodation and providing for first time buyers and self-builders	<p>A. Allocate specific sites for specialist housing types, such as starter homes, self-build homes, housing for older people and supported housing.</p> <p>B. Require larger new development sites to include a range of specialist housing types, such as starter homes, self-build homes, housing for older people and supported housing.</p> <p>C. Encourage the development of smaller homes in suitable locations for people to 'downsize' from larger properties.</p>	<p>Approach chosen is to follow principles from previous Local Plan but with additional criteria based policies promoting a mix of housing (including reference to first time buyers) and delivering older peoples housing, policy support for custom and self-build development.</p> <p>Rejected other options to require specialist housing on identified sites to retain flexibility for development.</p>
Delivering sites for Travelling Communities	<p>A. Allocation for sites with extant planning permission and permanent permission of unauthorised sites.</p> <p>B. Sub-division of pitches.</p> <p>C. Extension to existing sites.</p> <p>D. New sites.</p>	<p>Option A progressed and provides sufficient pitches to meet identified needs alongside criteria based policy to assess any new proposals.</p> <p>Other options considered less preferably and not required to meet identified need</p>
Houses in multiple occupation	No reasonable alternative policy options have been proposed for dealing with the issue of houses in	HMOs will be considered using the general housing mix policy due to the small number of HMOs properties. No other options provided.

	Options	EBC's reasons for selecting preferred approach and not selecting other options
	multiple occupation (HMOs) as it has very little evidence to demonstrate that there is a significant issue.	
Densities and building standards	<p>A. Follow the principles described in 2011-2029 Local Plan.</p> <p>B. Increase minimum residential densities in areas of high accessibility.</p> <p>C. Increase minimum densities everywhere.</p> <p>D. Pursue nationally described internal space standards.</p> <p>E. Seek higher water efficiency standards than minimum building regulation requirements.</p> <p>F. Maintain separate requirement for 15% reduction of total predicted emissions from new homes.</p> <p>G. Review thresholds for seeking BREEAM Communities 'excellent' standard to consider only applying to larger schemes and/or to allow for application on mixed used schemes.</p> <p>H. Seek to deliver a significant proportion of homes which meet high accessibility standards, and in particular are wheelchair accessible.</p>	<p>Combination of a number of options including following principles from previous Local Plan on environmental standards, introducing national internal space standards and accessibility standards and also increasing minimum density everywhere (from 35 to 40 dwellings per hectare). Policy will seek higher water standards, recognising this goes beyond minimum building regulations requirements and cannot be a requirement. BREEAM communities will apply to larger developments (150 dwellings/10,000 sqm instead of 100 dwellings/10,000 sqm)</p> <p>Rejected options to maintain additional emissions reduction as this does not accord with national guidance.</p>
Existing employment sites	<p>A. Follow the principles described in 2011-2029 Local Plan.</p> <p>B. Use Article 4 directions on sites which are identified as being of specific importance to meet future employment needs.</p> <p>C. Omit policy in the light of imminent changes to government policy with regard to permitted</p>	<p>Approach chosen is to follow principles from previous Local Plan (while recognising permitted development rights for the change of use of some employment uses).</p> <p>Rejected other options as there is a need to protect employment uses and consider proposals for non-employment uses on a case by case basis.</p>

	Options	EBC's reasons for selecting preferred approach and not selecting other options
	<p>development rights.</p> <p>D. Relax policy approach to provide for community/leisure facilities in employment areas.</p>	
Retail and other town centre uses	<p>A. Follow the principles described in 2011-2029 Local Plan.</p> <p>B. Reduce policy restraint on town centre uses at Hedge End retail park and prepare masterplan to facilitate comprehensive long term redevelopment.</p> <p>C. Require commitment from developers to regenerate those local centres affected by large scale development in areas they are promoting.</p> <p>D. Relax 2011-2029 approach to provide for more diverse uses in town and local centres e.g. further cultural & leisure activities, artisan activities and residential.</p>	<p>Approach chosen is to follow principles from previous Local Plan and relax the policy to remove restrictions on the percentage of non-A1 retail frontage to increase flexibility in centres and in line with changes to permitted development. The largest developments including the SGO, will include new centres.</p> <p>Rejected options to reduce restraint on Hedge End retail park to protect the borough's other centres and as significant new retail development is not required to meet the borough's retail needs.</p>
Infrastructure: Transport	<p>A. Follow the principles described in 2011-2029 Local Plan.</p> <p>B. Make provision for park and ride facilities in Eastleigh Borough to</p> <p>i) Provide access to the City of Southampton?</p> <p>ii) Provide access to Chandler's Ford business areas and the Ford site & Riverside?</p> <p>C. Encouraging improvements to public transport hubs to promote sustainable transport options for onwards journeys.</p> <p>D. In response to poor air quality issues, relieve congestion by providing additional road links at</p>	<p>Approach chosen is to follow principles from previous Local Plan and plan for park and ride facilities. In addition, the plans include a link road to serve the strategic growth option north of Bishopstoke and north east of Fair Oak.</p> <p>Rejected other options as there is limited scope for additional rail stations and more detailed projects can come forward in other plans. Parking standards are to be updated soon.</p>

	Options	EBC's reasons for selecting preferred approach and not selecting other options
	<p>areas specifically affected e.g. Eastleigh town centre.</p> <p>E. Promote new stations on existing routes to serve potential new development and existing communities (e.g. Boyatt Wood & Allbrook).</p> <p>F. Increase parking standards on new development to provide additional parking provision.</p> <p>G. Reduce parking standards on new development.</p>	
Infrastructure: Green open spaces and habitats	<p>A. Follow the principles described in 2011-2029 Local Plan.</p> <p>B. Require developers of large developments to provide large scale green space to accompany their proposals.</p> <p>C. Identify further new large scale green spaces in suitable locations to meet longer term needs for recreation and/or biodiversity.</p> <p>D. Designate Local Green Spaces across borough.</p> <p>E. Enable Local Green Spaces through neighbourhood plans</p>	<p>Approach chosen is to follow principles from previous Local Plan, require large developments such as the SGO to provide large scale green space and deliver a new country park south of Bursledon Road.</p> <p>Rejected other options to designate or enable local green spaces as this designation is designed for small areas of particular importance to local communities instead of strategic green infrastructure.</p>
Environmental quality: Sustainable urban drainage systems	<p>A. Use national standards.</p> <p>B. Require SUDS to be considered for all new developments.</p> <p>C. Develop local standards which ensure SUDS provide multiple benefits including safeguarding water quality.</p>	<p>Policy applies local standards to deliver multiple benefits.</p> <p>Rejected the option to apply national standards due to the importance of water quality in the borough. Policy applies to large sites in accordance with national guidance.</p>
Environmental	A. Follow the principles described in 2011-2029	Approach chosen is to follow principles from previous Local Plan. No other options

	Options	EBC's reasons for selecting preferred approach and not selecting other options
quality: Pollution	<p>Local Plan.</p> <p>The Council has not identified any reasonable non-spatial alternative approaches to this policy.</p>	identified.
Environmental quality: Sports facilities	<p>A. Following the principles described in 2011-2029 Local Plan.</p> <p>B. Make specific provision for new sporting facilities to meet projected future needs.</p>	<p>Approach chosen is to follow principles from previous Local Plan, based on a reduced list of open space standards.</p> <p>Rejected option of making specific provision for new sporting facilities (with the exception of facilities identified in site allocations) as the Local Plan sets out the framework and more detailed policies and measures will come forward in other plans and projects</p>
Environmental quality: Community facilities	<p>A. Follow the principles described in 2011-2029 Local Plan.</p> <p>B. Widen definition to include commercial children's nurseries.</p> <p>C. Continue to focus community facilities within existing settlements.</p> <p>D. Relax policies to enable community facilities outside existing settlements.</p> <p>E. Presumption towards multi-use community facilities rather than single-use design.</p>	<p>Approach chosen is to follow principles from previous Local Plan, continuing focus on facilities within existing settlements and presumption towards multi-use facilities rather than single-use design.</p> <p>Rejected other options to widen the definition of community facilities to include commercial children's centres in order to provide flexibility for businesses. Option of enabling community facilities outside existing settlements is contrary to other policies restricting development in the countryside.</p>
Nature conservation	<p>A. Follow the principles described in 2011-2029 Local Plan.</p> <p>The Council has not identified any reasonable alternative approaches to this policy.</p>	Approach chosen is to follow principles from previous Local Plan with a comprehensive policy and more detail for individual sites. No other options identified.
Heritage assets	<p>A. Follow the principles described in 2011-2029 Local Plan.</p> <p>The Council has not identified any reasonable alternative approaches to this policy.</p>	Approach chosen is to follow principles from previous Local Plan with changes to make policy clearer as these were based on national guidance. No other options identified.

Table A10.3: Reasons for selecting or not selecting Strategic Growth Options

Options	EBC's reasons for selecting preferred approach and not selecting other options
B/C: Selected option	<p>It is considered that in overall terms, on the range of evidence, that the key areas of difference between the SGOs are that SGO B/C has greater merit in meeting transport / accessibility aims than SGOs C, D or E; greater merit in protecting countryside gaps than SGO E; and less merit than SGOs C, D and E in protecting more sensitive (although non-designated) landscapes. The comparative balance between different SGOs with regard to biodiversity is considered to be more mixed. A full Habitats Regulation Assessment has been completed for the proposed Local Plan, which states there will be no adverse effect on the integrity of international sites with mitigation measures incorporated.</p> <p>It is considered that national and/or local policy gives some emphasis to transport/accessibility aims and designated countryside gaps, and less so to undesignated landscapes. On this basis it is considered that the greater benefits SGO B/C bring to meeting transport / accessibility and countryside gap aims outweigh the lesser merit it has in landscape terms.</p>
C	
D plus land immediately to the north east of Fair Oak (a)	
D plus land immediately south of the railway line	
E plus land immediately northeast of Fair Oak (b)	

Table A10.4: Greenfield site options allocated and not allocated

Allocated sites	Sites not allocated
1a & 1b: West of Allbrook / north of Knowle Hill, Allbrook	1: Allbrook Way (larger site)
2: Land east Allbrook Way	5: Land south of Yewtree Cottage, Knowle Lane and land east of Botley Rd and north of Knowle Lane
3: Between 77 Church Road and Recreation Ground	6: Cockpit Farm, Durley Road
4: East of Knowle Lane	9: Firtree Farm
7: West of Durley Road	11: Land and allotments south of Moorgreen Road
8: East of Allington Lane	14: Rickwood Farm, Upper Northam Road
10: Lechlade, Burnetts Lane	16: Land between Woodhouse Lane and Grange Road and land at Grange Road
12: North of Barbe Bake Avenue	17: Land north of Bubb Lane and land north of Hedge End (part)
13: West of Woodhouse Lane	18: Land north of Hedge End (part) and land north of Hedge End Railway Station
15: Land at Sundays Hill and land north of Pewitt Hill Close	22: Land east of Precosa Road
19: Land south of Maddoxford Lane and east of Crows Nest Lane	23: Land west of Cobbett Way; garage of Broad Oak; north of Broad Oak and west of Holmesland Way; and land north of Grange Road
20: Land west of Uplands Farm, Botley	24: Garage at Broad Oak
21: Land east of Kings Copse Avenue and east of Tanhouse Lane	25: Land south of Snakemoor Lane; Land at Denhams Corner and Land at Ford Lake
26: Braxells Farm Winchester Road	27: Land north of Blundell Lane and south of M27
30: Land north of Providence Hill and the Morellos and Forge Mount, Providence Hill	28: Land north of Bridge Road
32: Heath House Farm	29: Land at Providence Hill and Oakhill
33: Land lying south east of Windmill Lane	31: Land south of j8 of M27 south of Peewit Hill west of Dodwell Lane
42: Land /north of Myrtle Cottage, Winchester Road	34: Land west of Shop Lane and land east of Shop Lane and south of Botley Rd
44: Land at Foxholes Farm, Firtree Lane	35: Land rear of Plough Inn; open space south of

Allocated sites	Sites not allocated
	Pound Rd west of Priors Hill Lane
45: Home Farm, St Johns Road, Hedge End	36: Land west of Hamble Lane and land east of Hamble Lane
	37: Land to the east of Shop Lane
	38: Land North of Satchell Lane
	39: Land to the North and South of Kings Avenue
	40: Mercury Yacht Marina; land west of Satchell Lane; land at Hamble Petroleum Storage Depot
	41: Land South of Winchester Road, Boorley Green
	43: Land North of Bert Betts Way and South of Peewit Hill
	46: The Coach House, Netley Firs Road
	47: Land South of Allington Lane and north of the M27
	48: Land Off The Drove
	49: Land North of Moorgreen Road

Reasons for selecting or not selecting greenfield site options

The Greenfield site options considered by EBC are listed above, by whether they were allocated or not. These sites were determined after a long process assessing SLAA sites (214 in total); undertaking a comparative assessment of potentially suitable sites looking at transport, gaps, landscape, biodiversity and other environmental criteria (initially assessing 41 sites) and finally with a development capacity exercise by consultants (initially assessing 23 sites). This looked at detailed site specific issues to determine if it can be developed, the developable area and how many dwellings could be built.

In July 2017, EBC carried out a Development Capacity Assessment of the greenfield site options (available at: <https://www.eastleigh.gov.uk/media/1641/development-capacity-assessment-and-appendices.pdf>). This document considered site options against various factors and then came to a conclusion on whether the site is suitable for residential development and, if it is, how many dwellings it could accommodate.

EBC carried out an initial scoring exercise for these sites, which is presented in Table 4b overall assessment in score order, as part of the evidence base updated in September 2017 (available at: <https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/local-plan/emerging-local-plan-2016-2036/supporting-evidence-base>). The final column in the table shows whether sites were taken forward to more detailed development capacity assessment. This reflects the score for countryside gaps as all sites were taken forward apart from those scoring 'poor' or 'poor/average' for countryside gap protection.

In July 2017, EBC published a Site Selection Report to document how greenfield site allocations were identified, assessed and selected or otherwise (available at: <https://www.eastleigh.gov.uk/media/2064/appendix-7a-site-selection-report-july-2017.pdf>). This explains why six of the 23 sites assessed were considered inappropriate for residential development. A further two sites already have planning permission so are listed separately in DM24. It was considered unclear whether or not an additional site (North of Blundell Lane) could be appropriately developed and it hasn't been allocated. The remaining 14 sites are allocated for development.

An additional 10 sites were identified as potential greenfield site allocations in Autumn 2017. EBC produced a site selection report in November 2017 to explain why four of these were proposed for allocation in the Local Plan and others were not (available at: <https://www.eastleigh.gov.uk/media/2063/appendix-7-site-selection-process-report-nov-2017.pdf>). This report includes EBC assessments of each of these sites.

For each site, final decisions as to whether each site will be included in the Local Plan are therefore a reflection on the lack of negative impacts on countryside gap and acceptable impacts / impacts which can be mitigated on the other criteria, taking into account nearby development and site specific factors.