



Eastleigh Borough Local Plan 2016-2036



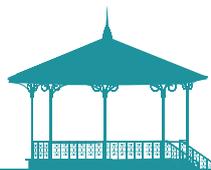
# Eastleigh Borough Local Plan 2016-2036

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## Small & medium greenfield housing sites assessment of additional sites

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October 2018



This background paper supports the Eastleigh Borough Local Plan and is an assessment of two additional small and medium greenfield sites put forward as housing allocations in the Local Plan (previously assessed as part of Strategic Growth Options D and E).

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## Introduction

1. This background paper provides site assessments for two sites not included in either the initial comparative assessment of small and medium greenfield sites (July 2017) or the supplementary site assessment (December 2017). These were initially assessed as part of the large strategic growth options D and E and are now assessed as individual sites.
2. The complete suite of original site assessment reports (background paper, site maps and supplementary site selection report) and the report 'From SLAA to Site Allocations' can be viewed on the Council's website<sup>1</sup>.
3. This assessment follows the same Stage 2 site assessment process as described in these reports. This report also considers the need for additional sites in the Local Plan and the impact if these sites were released (i.e. as smaller sites than originally considered).

## Previous assessment of sites

4. The Eastleigh Borough Local Plan was published for consultation in July 2018. The plan includes a target for the delivery of approximately 14,580 new homes (2016 – 2036). This target will be achieved with housing completed on sites with planning permission or resolution to grant; proposed allocations carried forward from the previously submitted Local Plan and assessed as still suitable housing allocations; small windfall sites; and new sites identified in the Local Plan. These sites are a Strategic Growth Option (options B/C) and new small and medium greenfield housing allocations.
5. Through the Cabinet / Full Council resolutions on 11<sup>th</sup> December 2017 the Council approved the Local Plan in principle. The Local Plan housing site allocations had at that stage all been subject to detailed assessment by officers in the Council and planning consultants. They included four extra small greenfield sites allocated for residential development in addition to those previously reported to Cabinet / Full Council on 20<sup>th</sup> July 2017. These four sites were identified in the SLAA and were part of a number of sites where it had not been possible to arrive at a firm recommendation whether these sites should be allocated or not at the earlier meeting. This was due to outstanding issues or uncertainties to be clarified and also the inclusion of land in Allbrook which was considered as part of the delivery of the Strategic Growth Option link road. These sites were subject to a supplementary site assessment in December 2017 and four out of the ten sites assessed were subsequently allocated in the Regulation 19 stage Local Plan.

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<sup>1</sup> Available at <https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/local-plan/emerging-local-plan-2016-2036>

6. In addition to the sites identified in the supplementary site assessment, the Council also received information about two sites that were previously assessed as part of the larger strategic options D and E but were now proposed as individual sites. The sites are:
  1. Land at Allington Lane, South of Bishopstoke (split into the main site to the south and a smaller site to the north);
  2. Hatch Farm, Allington Lane, West End.
7. Appendix 1 contains maps of these two sites.
8. As set out in the Strategic Growth Option Background Paper Part 1, sites which form part of the Strategic Growth Options were not carried forward after Stage 1 of the assessment but were assessed separately, considering a similar set of issues but in more detail. These two individual sites were not put forward early enough to be included in the supplementary site assessment. This paper applies the standard assessment methodology to these sites and also considers the suitability of the sites in the context of the overall approach and development planned in the Local Plan.

## **Summary of internal officer site assessment by site**

9. To re-cap the approach previously followed, all the sites were assessed on a desktop basis against a number of classifications:
  - i. Transport & Accessibility
  - ii. Countryside Gaps
  - iii. Landscape Impacts
  - iv. Biodiversity Impacts
  - v. Other Environmental Considerations (on-site constraints)
10. Each of these classifications included sub-classifications as explained in the previous methodology which were all assessed and scored resulting in an overall potential 'suitability' score for each site.
11. On transport and accessibility there was little to separate the two sites, both of which scored 'average'. They are both greenfield sites on the edges of settlements, fairly distant from existing services and amenities. As both sites are on Allington Lane, they are served by similar regularities of bus services.
12. The gaps assessment considered the risk of coalescence of settlements, inter-visibility, transition and severance. It identified some impacts for both the Hatch Farm and larger part of the Land at Allington Lane, South of Bishopstoke sites (which both scored 'average'). The same scoring was given for landscape impacts, considering the presence of distinctive landscape features, the presence of urbanising features and views and visibility. The bio-diversity assessment considered the presence of, and impacts on,

protected species and habitat, both of which scored very poor due to potential impacts on the River Itchen and ancient woodland.

13. Finally, the “other environmental” assessment looked at the potential for on-site constraints such as agricultural land classification, contamination, minerals and waste safeguarding, heritage / archaeology, pylons and pipelines, loss of public open space and the potential for air quality and noise impacts. Both sites scored ‘good’ with either no or only one or two minor constraints identified for most of the constraints and the sites had very similar scores. As in the previous assessment, the “other environmental” scores were halved in recognition of the fact that many of these matters could be addressed through site design and layout.

Table 1: Summary - Site assessment

SLAA Ref	Address	Strategic Growth Option	Transport & Accessibility	Countryside Gaps	Landscape	Biodiversity	Other Environmental
2-24-C (North)	Land south of Bishopstoke and Fair Oak – main site to the south (Area 2)	D	Average	Average	Average	Very Poor	Good
2-24-C (North)	Land south of Bishopstoke and Fair Oak – smaller site to the north (Area 1)	D	Average	Good/very good	Good/very good	Average	Good
11-22-C, 11-23-C, 11-46-C	Hatch Farm, Allington Lane	E	Average	Average	Average	Very Poor	Good

14. The individual summary tables are attached at Appendix 2 to this note. The more detailed assessments for transport, biodiversity, countryside gaps and landscape impacts are attached at Appendices 3-6.

## **Wider issues concerning the suitability of allocating individual sites**

15. The Council’s approach throughout the preparation of the Local Plan has been to explore delivering a substantial proportion of new greenfield development in a Strategic Growth Option (SGO). The Council set out this approach in its Issues and Options paper in December 2015 and in its Development Distribution Strategy and Principles (December 2016). The Council’s Issues and Options paper identified 8 strategic growth options, A to H. The SGO Background Paper Part 1 identifies that four of these options merited detailed consideration for strategic growth: options B, C, D and E.

16. For this Local Plan, the Council has selected SGO B/C as its preferred option for strategic growth, and does not envisage the need for any other strategic growth on this scale to 2036. Development within just a part of SGO D or E would not lead to a comprehensive approach to long term planning and would have implications on infrastructure and service delivery and viability. It is important to stress that the Council has no position on the need for any strategic growth beyond 2036 or the locations for any such growth. This paper does not prejudice this in any way, and is simply a technical discussion on the implications of partial development in this plan period were these two sites to be allocated. The implications on a variety of topics are considered below:

#### Transport

17. The Council considers that SGO B/C can deliver the most effective strategic transport solutions, for the reasons stated in the SGO Background Paper. Notwithstanding this, were any development to be planned for within the D or E areas, it should still deliver the most effective transport solutions possible for that location. For example, the Transport Assessment, in assessing options D or E, assumed improvements to the Bishopstoke Road corridor into Eastleigh (and for D, a local link road onto Bishopstoke Road). These improvements, particularly along the existing Bishopstoke Road corridor, are likely to have their own delivery issues, for example relating to overall cost, any changes to the existing crossings of the River Itchen Special Area of Conservation (SAC), and landownership. The partial development of only elements of options D or E is unlikely to be able to fund such improvements. It would also be less likely to sustain a bus service, making it more difficult to design a partial development to help facilitate a future bus route. This would represent a missed opportunity for a more comprehensive approach to transport planning.

#### New Community

18. Partial development of only an element of options D or E would mean that a comprehensive approach to planning a new community could not be taken. This may mean that the opportunity to secure a wider range of facilities, such as schools, a health facility and retail centre would be lost, and/or that development (layout, routes, density) would not be designed to orientate to any future such facility.

#### Countryside Gaps

19. The SGO BP indicates that if strategic development were to be proposed in the D / E area, a significant countryside gap should be designated to ensure the long term separation of the major urban area of Southampton / West End and the growing communities to the north, proportionate to the scale of these urban areas. Partial development of only an element of option D or E may preclude taking a comprehensive approach to considering

the best location for development to create a significant countryside gap (balancing this with other planning considerations).

### Environmental Impact

20. SGOs D or E are relatively close to the River Itchen SAC. Tributaries of the River Itchen flow through the area, and there are a number of Sites of Importance for Nature Conservation in and around the area. Partial development would not enable any opportunities for a strategic approach to mitigation to be taken, for example in respect of visitor pressures on the SAC.

## **Need for additional sites**

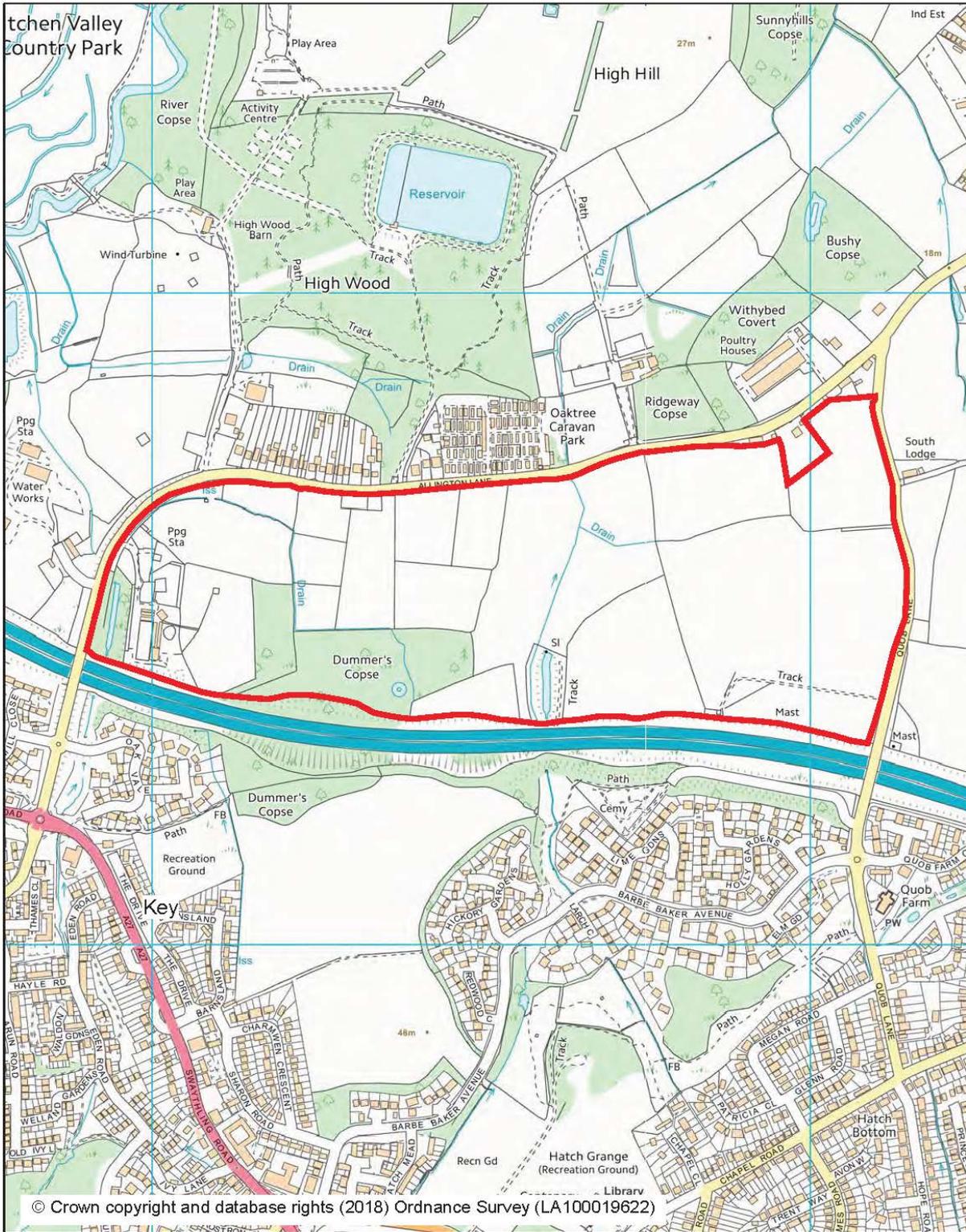
21. As stated previously, the housing target in the Eastleigh Borough Local Plan is 14,580 new homes by 2036. This includes a modest contribution towards the wider Southampton Housing Market Area shortfall. The Housing Trajectory demonstrates that the Council can exceed this target following a cautious approach. It also shows considerable flexibility and a continuity of supply throughout the plan period. In addition the Council is able to demonstrate that it has more than five years housing supply both now and at the anticipated time of adoption of the Local Plan. Further housing allocations are not required to meet the Local Plan housing target.
22. The Environmental Capacity Background Paper concludes that, outside of the urban areas, most of the borough's land comprises:
  - land granted permission for development in recent years which has not yet started or is currently under construction;
  - land which is allocated for development in the EBLP;
  - countryside which performs an important countryside gap function;
  - statutory and other important environmental designations;
  - flood zone;
  - conservation area;
  - public open space or important recreation grounds;
  - the best and most versatile agricultural land;
  - land which is in current productive use (Southampton International Airport); or
  - land allocated and safeguarded for minerals extraction.
23. Therefore there is limited capacity for further greenfield development in the borough. In respect of the central part of the borough, the Council considers it is vital to retain a significant countryside gap to maintain the separation of Southampton / West End from Bishopstoke / Fair Oak / Horton Heath and prevent the borough of Eastleigh simply becoming a suburb of Southampton. Allocating a significant scale of development, over

and above the substantial growth already being planned, particularly in the centre of the borough would risk saturating the local housing market and so not deliver the extra housing where needed, and could generate inappropriate cumulative effects when considered alongside the development which is already allocated by the Local Plan.

## **Conclusion**

24. The conclusion of this exercise, therefore, is the two sites assessed are not recommended as site allocations. Therefore the sites are not taken forward for more detailed development capacity assessments.
  
25. If considered as individual sites (on the same basis as other individual sites around the Borough), the overall scores do not rule these sites out as unsuitable for development. However their development as smaller sites (just a part of SGO D or E) would not lead to a comprehensive approach to long term planning, and might prejudice the ability to take such a comprehensive approach in future plan periods. The Local Plan has a cautious approach to housing numbers and identifies sufficient sites to exceed the housing target.





Strategy - Strategic Planning

Title:

Hatch Farm, Allington Lane,  
West End

Scale:  
1:7500

Map Ref:  
SU4615

Date:  
17/10/2018



## APPENDIX 2 Site assessments by topic

### Transport and Accessibility (see Appendix 3 for further details)

SLAA Ref	Address	Strategic Growth Option	Classification
2-24-C (North)	Land south of Bishopstoke and Fair Oak	D	Average (for both north and south sites)
11-22-C, 11-23-C, 11-46-C	Hatch Farm, Allington Lane	E	Average

### Biodiversity (see Appendix 4 for further details)

SLAA Ref	Address	Strategic Growth Option	Classification
2-24-C (North)	Land south of Bishopstoke and Fair Oak	D	Very Poor (main site), Average (north site)
11-22-C, 11-23-C, 11-46-C	Hatch Farm, Allington Lane	E	Very Poor

### Gap Analysis (see Appendix 5 for further details)

SLAA Ref	Address	Strategic Growth Option	Classification
2-24-C (North)	Land south of Bishopstoke and Fair Oak	D	Average (main site) Good/Very good (smaller north site)
11-22-C, 11-23-C, 11-46-C	Hatch Farm, Allington Lane	E	Average

### Landscape (see Appendix 6 for further details)

SLAA Ref	Address	Strategic Growth Option	Classification
2-24-C (North)	Land south of Bishopstoke and Fair Oak	D	Average (main site) Good/Very good (smaller north site)
11-22-C, 11-23-C, 11-46-C	Hatch Farm, Allington Lane	E	Average

### Other Environmental

SLAA Ref	Address	SGO	ALC	Noise	AQ	Contamination	M&W	POS	Heritage	Pylons	Total Score	½ Score	Classification	Score
2-24-C (North)	Land south of Bishopstoke and Fair Oak	D	4	5	5	5	2	5	5	5	36	18	Good	1
11-22-C, 11-23-C, 11-46-C	Hatch Farm, Allington Lane	E	3	5	5	5	4	5	5	3	35	17.5	Good	1

## APPENDIX 3 Transport & Accessibility

For this assessment, the two sites were split further as follows:

- Land south of Bishopstoke and Fair Oak – between area 1 (smaller site south east of B3037 Fair Oak Road at junction with Allington Lane) and area 2 (main site South of Templecombe Road and Winsford Avenue, Fair Oak) with a further assessment undertaken of the accessibility of area 2 via public rights of way;
- Hatch Farm – accessing the site either from the west (Allington Lane, north of M27) or from the east (Quob Lane)

### Centres and shopping:

SLAA Ref	Address	Local centre		District Centres		Supermarket
		Quality rating – range of shops & facilities	Distance rating	Quality rating – range of shops & facilities	Distance rating	Distance rating
2-24-C (North)	Land south of Bishopstoke and Fair Oak - North	Average	Poor	Very good	Poor	Poor
2-24-C (North)	Land south of Bishopstoke and Fair Oak – South	Average	Very poor	Very good	Average	Average
2-24-C (North)	Land south of Bishopstoke and Fair Oak – South via public rights of way	Poor	Very poor	Very good	Average	Average
11-22-C, 11-23-C, 11-46-C	Hatch Farm, Allington Lane – access from the east (Quob Lane)	Average	Very poor	Very good	Poor	Good
11-22-C, 11-23-C, 11-46-C	Hatch Farm, Allington Lane - access from the west (Allington Lane)	Poor	Very poor	Very good	Poor	Good

### Education and health:

SLAA Ref	Address	Schools				GP Surgery
		Infant	Junior	Primary	Secondary	Distance rating
2-24-C (North)	Land south of Bishopstoke and Fair Oak - North	Very poor	Very poor		Very poor	Good
2-24-C (North)	Land south of Bishopstoke and Fair Oak – South	Very poor	Very poor		Very poor	Very poor
2-24-C (North)	Land south of Bishopstoke and Fair Oak – South via public rights of way	Very poor	Very poor		Very poor	Very poor
11-22-C, 11-23-C, 11-46-C	Hatch Farm, Allington Lane – access from the east (Quob Lane)			Very poor	Very poor	Very poor
11-22-C, 11-23-C, 11-46-C	Hatch Farm, Allington Lane - access from the west (Allington Lane)			Very poor	Very poor	Very poor

### Public transport:

SLAA Ref	Address	Bus Stop		Rail Station
		Distance rating	Frequency rating	Quality rating
2-24-C (North)	Land south of Bishopstoke and Fair Oak - North	Very good	Good	Very poor
2-24-C (North)	Land south of Bishopstoke and Fair Oak – South	Very poor	Good	Very poor
2-24-C (North)	Land south of Bishopstoke and Fair Oak – South via public rights of way	Very poor	Good	Very poor
11-22-C, 11-23-C, 11-46-C	Hatch Farm, Allington Lane – access from the east (Quob Lane)	Very poor	Good	Very poor
11-22-C, 11-23-C, 11-46-C	Hatch Farm, Allington Lane - access from the west (Allington Lane)	Very poor	Good	Very poor

Overall score:

SLAA Ref	Address	Final Score <sup>1</sup>	Rating
2-24-C (North)	Land south of Bishopstoke and Fair Oak - North	2.58	Average
2-24-C (North)	Land south of Bishopstoke and Fair Oak – South	2.08	Average
2-24-C (North)	Land south of Bishopstoke and Fair Oak – South via public rights of way	2.00	Average
11-22-C, 11-23-C, 11-46-C	Hatch Farm, Allington Lane – access from the east (Quob Lane)	2.18	Average
11-22-C, 11-23-C, 11-46-C	Hatch Farm, Allington Lane - access from the west (Allington Lane)	2.09	Average

<sup>1</sup> Final scoring:

0-0.09	Very Poor
1.0-1.9	Poor
2.0-2.9	Average
3.0-3.9	Good
4.0+0	Very Good

## APPENDIX 4 Biodiversity assessment

Site Ref	Criteria	Score	Site Comments
<b>Allington Lane, South of Bishopstoke, Area 2</b>	Could development of the site lead to the loss of an internationally or nationally designated site	0	No
	Could development of the site impact on a N2K (Natura 2000) or Ramsar or SSSI site alone	9	Yes. The site at its closest point is 150m east of the River Itchen SAC and SSSI. There is direct connectivity to the SAC by surface watercourses (Allington Lane Stream). Detailed assessment will need to ensure no indirect or direct impacts on hydrology. Increased traffic movements could lead to air quality issues and associated ammonia and nitrogen deposition within the SAC. Increased recreation.
	Could development of the site lead to loss of ancient woodland or headwaters and associated streams	8	Yes. There is watercourse which runs along the site boundary and through the site which flows into the Allington Lane Stream which flows through the site.
	Could the development of the site impact on protected species or ancient woodland.	7	Likely presence of protected species. Managed (probably cut) grassland, wooded areas, hedgerows, watercourses, GCN ponds within 500m. Habitat features must be retained and enhanced for biodiversity.
	Could the development of the site lead to the loss of a locally designated site	0	No
	Could the development of the site impact on a locally designated site alone	5	West Horton Farm Woods SINC (270m to west) and Quobleigh Pond and Woods SINC (315m to east) could be impacted due to an increase in recreational pressure.

Site Ref	Criteria	Score	Site Comments
	Could the development of the site have an in combination impact on a N2K and Ramsar site and SSSI	4	Yes. Risk of in combination effects with other developments on hydrology (flows and water quality), air quality and associated deposition and increased recreation. 20m buffers to watercourses must be provided along both banks and naturalised SuDS and permeable paving.
	Could the development of the site have an in-combination impact on a SINC	0	No
	Does the site incorporate a PBA (Priority Biodiversity Area) or PBL (Priority Biodiversity Link) or could development lead to habitat fragmentation	2	The southern part of the site is within the Itchen Valley PBA and BOA (Biodiversity Opportunity Area). It is also identified within the Ecological Network Opportunities (arable floodplain).  The southern part of the site is adjacent to Chalcroft PBL
	Could the site impact a priority habitat	1	Yes. Lowland deciduous woodland and floodplain grazing marsh present in the southern part of the site.
TOTAL SCORE		36	Very Poor

Site Ref	Criteria	Score	Site Comments
<b>Allington Lane, South of Bishopstoke, Area 1</b>	Could development of the site lead to the loss of an internationally or nationally designated site	0	No
	Could development of the site impact on a N2K (Natura 2000) or Ramsar or SSSI site alone	0	No. The site at its closest point is 1450m east of the River Itchen SAC and SSSI. There are no apparent watercourses on site and therefore no direct connectivity to the SAC by surface watercourses. The site appears to be 250m from the nearest watercourse (and trib to the Itchen).
	Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	No
	Could the development of the site impact on protected species or ancient woodland.	7	Likely presence of protected species. Managed (probably cut) grassland, bordered by wooded areas and hedgerows, GCN ponds within 500m. Habitat features must be retained and enhanced for biodiversity.
	Could the development of the site lead to the loss of a locally designated site	0	No
	Could the development of the site impact on a locally designated site alone	5	Yes. Quobleigh Pond and Woods SINC (280m to east) and Wyvern Technology College Meadow SINC (530m to east) could be impacted due to an increase in recreational pressure.
	Could the development of the site have an in combination impact on a N2K and Ramsar site and SSSI	4	Yes. Risk of in combination effects with other developments on hydrology (reduced freshwater input and reduced water quality from run-off), air quality and associated deposition and increased

Site Ref	Criteria	Score	Site Comments
			recreation. Measures such as permeable surfacing and SUDS likely to be needed to ensure no adverse effects on hydrology.
	Could the development of the site have an in-combination impact on a SINC	0	No
	Does the site incorporate a PBA (Priority Biodiversity Area) or PBL (Priority Biodiversity Link) or could development lead to habitat fragmentation	0	No
	Could the site impact a priority habitat	0	Unlikely
TOTAL SCORE		16	Average

Site Ref	Criteria	Score	Site Comments
Hatch Farm, Allington Lane	Could development of the site lead to the loss of an internationally or nationally designated site	0	No
	Could development of the site impact on a N2K (Natura 2000) or Ramsar or SSSI site alone	9	Yes. The site at its closest point is 385m and 420m east of the River Itchen SSSI and River Itchen SAC respectively. There is direct connectivity to the SSSI and SAC by surface watercourses. Detailed assessment will need to ensure no indirect or direct impacts on hydrology. Increased traffic movements could lead to air quality issues and associated ammonia and nitrogen deposition within the SAC. Increased recreation. 20m buffers to watercourses must be provided along both banks and naturalised SuDS and permeable paving.
	Could development of the site lead to loss of ancient woodland or headwaters and associated streams	8	Yes. Dummer's Copse North SINC is located within the site and is designated for ancient woodland. Streams associated with the Itchen are located within the site. The illustrative masterplan shows the retention of this woodland. An adequate buffer (in the region of 50m) must also be provided around this woodland to protect it from indirect impacts from the development. The masterplan illustrates the retention of the streams but it is unclear if it's in their entirety. A buffer to the streams of 20m on both banks must be provided.
	Could the development of the site impact on protected species or ancient woodland.	7	Yes. Ancient woodland present within the site boundary (illustrative masterplan shows its retention, however indirect impacts need to be considered). Likely presence of protected species within the site. Managed grassland, other broad leaved woodland, hedgerows and watercourses also present within the site. Habitat features must be retained and enhanced for biodiversity.

Site Ref	Criteria	Score	Site Comments
	Could the development of the site lead to the loss of a locally designated site	6	Yes. Dummer's Copse North SINC is within the site.  Note, the illustrative masterplan shows the retention of the SINC in its entirety. Attributed value could therefore be reduced to 0.
	Could the development of the site impact on a locally designated site alone	5	Yes. Dummer's Copse North SINC is within the site boundary and although proposals are to retain it, indirect impacts could result from the surrounding development. Itchen Valley Country Park SINC and Withybed Covert/ Ridgeway Copse SINC are adjacent to the site and development could lead to impacts on hydrology (flows and water quality), air quality and associated deposition and increased human activity.
	Could the development of the site have an in combination impact on a N2K and Ramsar site and SSSI	4	Yes. Risk of in combination effects with other developments on hydrology (flows and water quality), air quality and associated deposition and increased human activity.
	Could the development of the site have an in-combination impact on a SINC	3	Yes, cumulative impacts arising from existing (including M27) and proposed development leading to reduced water and air quality and increased human activity.
	Does the site incorporate a PBA (Priority Biodiversity Area) or PBL (Priority Biodiversity Link) or could development lead to habitat fragmentation	2	Yes. The southern part of the site is in the M27 PBL. The illustrative masterplan shows this area as a woodland link.  Parts of the site are identified as Ecological Network Opportunities for neutral grassland, broadleaved, mixed and yew woodland, grassland floodplain.
	Could the site impact a priority habitat	1	Yes. Floodplain grazing marsh and deciduous woodland.
<b>TOTAL SCORE</b>		<b>45</b>	<b>Very Poor</b>

## APPENDIX 5 Gaps Assessment

Land at Allington Lane, South of Bishopstoke: South of Templecombe Road and Winsford Avenue, Fair Oak (Area 2, 25.07 ha Thakeham Homes site)				
Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				The site is in Countryside
Does the land lie between settlements?				The site lies between Fair Oak and proposed development areas north west of Horton Heath.
Are settlements 'at risk' of coalescence in this location?				Fair Oak and Horton Heath are likely to coalesce in this area; development of this land would cause further coalescence of these settlements along Allington Lane.
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				
Connections: Is there a road or footpath linking the settlements through this area?				Allington Lane
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				Loss of transition is already occurring between Horton Heath and Fair Oak; development of this site would extend this effect further south along Allington Lane.
Inter-visibility: Are views of settlements (from within the area) obscured?				Views limited from footpath on lower ground just south of Fair Oak, but walking south views of scattered urban periphery uses are in evidence, as well as views north back towards Fair Oak.
<b>Potential for development to avoid impacting settlement coalescence?</b>	<b>Very Poor/Poor</b>		<b>Average</b>	<b>Good/Very Good</b>

### Further Comments

Coalescence is already taking place, therefore consideration needs to be taken in terms of the degree to which further development would erode settlement identity. This area contains a number of footpaths and is likely to provide locally valued access to countryside, albeit of a partially eroded character due to visible urban periphery informal land uses (car boot site, caravans and storage at farms etc.)

### Land at Allington Lane, South of Bishopstoke: South- east of B3037 Fair Oak Road at junction with Allington Lane (Area 1, 3.24ha Thakeham Homes site)

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie between settlements?				The land is indented into Fair Oak, an effect made more pronounced by the in-progress development site FO3, which reduces its effectiveness as a settlement Gap between Horton Heath
Are settlements 'at risk' of coalescence in this location?				With development at FO3 and the proposed Horton Heath development DM24 there will be coalescence of the settlements here, along Allington Lane.
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				
Connections: Is there a road or footpath linking the settlements through this area?				Allington Lane is the main road connection through the settlements and connecting south.
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				This area is too small and too contained to have this effect. The character is of partially developed land and is not key to the function of the Gap and the non-designated countryside beyond to the south in separation of settlements.
Inter-visibility: Are views of settlements				Whilst it is not possible to access the interior of this

(from within the area) obscured?				site, clearly views out, except where screened by high non-native hedges or buildings are of the developed area.
<b>Potential for development to avoid impacting settlement coalescence?</b>	<b>Very Poor/Poor</b>		<b>Average</b>	<b>Good/Very Good</b>
<b>Further Comments</b>				
Whilst the high number of Poor Factor scores in the table above would normally indicate this as a poor site for development in terms of avoiding coalescence, due to its size, location and the fact that its current character is of land contained within the settlement edge, its development would have negligible effect on coalescence.				

<b>Hatch Farm – Allington Lane (Promoted by Hallam Land Management)</b>				
<b>Does site play an important role in maintaining settlement separation?</b>	<b>Yes</b>	<b>? /or In part</b>	<b>No</b>	<b>Comment</b>
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				Settlements are separated by Countryside and Countryside Gap designations.
<b>Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?</b>	<b>Yes</b>	<b>? /or In part</b>	<b>No</b>	<b>Comment</b>
Severance: Is there a major road, river or railway severing the settlements in this location?				M27 to the south
Connections: Is there a road or footpath linking the settlements through this area?				Allington Lane and Quob Lane connect to Fair Oak and Horton Heath to the north and West End to the south
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering				The settlement would have an indistinct identity characteristic of suburban sprawl. Severed from West End by the M27 it would nevertheless by car

another in this area?			have visual association with West End which by turn merges with Southampton
Inter-visibility: Are views of settlements (from within the area) obscured?			Limited by combination of topography and vegetation.
<b>Potential for development to avoid impacting settlement coalescence?</b>	<b>Very Poor/Poor</b>	<b>Average</b>	<b>Good/Very Good</b>
<p><b>Further Comments</b></p> <p>Development here would be likely to have the character of suburban sprawl from the Southampton – West End conurbation. It would not contribute positively to the principle of defined and distinct settlements that the Countryside Gaps policy is intended to support.</p>			

## APPENDIX 6 Landscape Assessments

Land at Allington Lane, South of Bishopstoke: South- east of B3037 Fair Oak Road at junction with Allington Lane (Area 1, 3.24ha Thakeham Homes site)				
Does the site contain important or distinctive landscape features?	Yes	In part	No	Comment, Indicators of higher sensitivity to development:
Presence of strong topographic form/variety				Flat enclosed grassland/paddocks
Varied range of land cover/uses				
Hydrology				
Landscape elements/structure				
Is the site predominantly dominated by urban elements?	Yes	In part	No	Comment
Landscape scale, lack of urbanising features				Has the appearance of land within urban edge
Enclosure/openness				The site is enclosed by non-native hedgerows most of the way round, but with a good quality native tree boundary to the west.
Pattern and complexity, remoteness				
<b>Biodiversity and Habitat (dealt with elsewhere)</b>				
<b>Does the site contain important historic elements?</b>				
Historic parklands/gardens/SAMs, historic landscape structure				
Historic settlement pattern, vernacular buildings				
<b>Views and Visibility</b>				

Are views of the site contained or open?				Views contained
Are key views experienced by people who have a high level of interest in the visual environment?				More sensitive views of the site are from the adjacent recreational area and the footpaths to the south and west.
Are there important skyline views?				
<b>Potential for development to avoid impacting sensitive landscapes?</b>				

**Land at Allington Lane, South of Bishopstoke: South of Templecombe Road and Winsford Avenue, Fair Oak  
(Area 2, 25.07 ha Thakeham Homes site)**

<b>Does the site contain important or distinctive landscape features?</b>	<b>Yes</b>	<b>In part</b>	<b>No</b>	<b>Comment, Indicators of higher sensitivity to development:</b>
Presence of strong topographic form/variety				The landform, whilst not of great distinction, is typical of the undulating form of the character area Horton Heath Undulating Farmland, and there are longer views on higher land.
Varied range of land cover/uses				LCA typical hedgerows and trees with mixed agriculture and grazing, with potential for biodiversity enhancements.
Hydrology				
Landscape elements/structure				Typical of the wider character area, not uniquely distinctive however reflective of land use over time.
<b>Is the site predominantly dominated by urban elements?</b>	<b>Yes</b>	<b>In part</b>	<b>No</b>	<b>Comment</b>
Landscape scale, lack of urbanising features				The urban edge of Fair Oak is distinct and visible to the north. Farmstead and urban periphery land-use visible from centre of site, and occasional traffic on Allington Lane. The character however remains rural.

Enclosure/openness				The site is relatively open and exposed, however contained to the edges by hedgerows and trees.
Pattern and complexity, remoteness				Walking south into the site from the urban edge at Fair Oak, the site feel distinctly rural until the higher land is reached and intervisibility increases.
<b>Biodiversity and Habitat (dealt with elsewhere)</b>				
<b>Does the site contain important historic elements?</b>				
Historic parklands/gardens/SAMs, historic landscape structure				
Historic settlement pattern, vernacular buildings				
<b>Views and Visibility</b>				
Are views of the site contained or open?				Contained to the edges by hedgerows and trees
Are key views experienced by people who have a high level of interest in the visual environment?				Footpaths are likely to be valued locally in terms of access to the Countryside, albeit degraded in condition.
Are there important skyline views?				Longer views from the elevated centre of the site likely to have some local value.
<b>Potential for development to avoid impacting sensitive landscapes?</b>				

<b>Hatch Farm – Allington Lane (Promoted by Hallam Land Management)</b>				
<b>Does the site contain important or distinctive landscape features?</b>	<b>Yes</b>	<b>In part</b>	<b>No</b>	<b>Comment, Indicators of higher sensitivity to development:</b>
Presence of strong topographic form/variety				The landform is typical of the undulating form of the character area

Varied range of land cover/uses				Mixed grazing and a Woodland SINC at Dummers Copse
Hydrology				
Landscape elements/structure				Dummers Copse; undulating grazing mixed grazing; some strong hedgerows.
<b>Is the site predominantly dominated by urban elements?</b>	<b>Yes</b>	<b>In part</b>	<b>No</b>	<b>Comment</b>
Landscape scale, lack of urbanising features				The motorway is a major noise intrusion although in cutting so not visible. Residential development visible from edges along Allington Lane; however much of the site relatively remote considering the setting.
Enclosure/openness				Landscape is well enclosed by topography, hedgerows and woodland blocks.
Pattern and complexity, remoteness				Relatively remote considering the setting. Interior of site not accessible by footpath.
<b>Biodiversity and Habitat (dealt with elsewhere)</b>				
<b>Does the site contain important historic elements?</b>				
Historic parklands/gardens/SAMs, historic landscape structure				
Historic settlement pattern, vernacular buildings				
<b>Views and Visibility</b>				
Are views of the site contained or open?				Contained in many places, with views through hedgerows.
Are key views experienced by people who have a high level of interest in the visual environment?				Most views likely to be from car windows and locality not of particular note for scenic value.
Are there important skyline views?				

<b>Potential for development to avoid impacting sensitive landscapes?</b>			
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