

**STRATEGIC ENVIRONMENTAL ASSESSMENT FOR  
CHARACTER AREA APPRAISALS**

**June 2007**

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**Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA)  
Integrated Environmental Report  
Character Area Appraisals Supplementary Planning Document (SPD).**

1. Non-technical Summary

In order for the Character Area Appraisals documents to become Supplementary Planning Documents it needs to be put through an integrated SA/SEA. There are four Character Area Appraisal documents that cover the following Local Areas:

- Bursledon, Hound and Hamble
- Hedge End, West End and Botley
- Eastleigh
- Bishopstoke, Fair Oak and Horton Heath

The Chandler's Ford local area is not included in this assessment due to there being a current adopted SPD for this area – Chandler's Ford and Hiltingbury Character Areas 2005.

This assessment is to ensure that the documents are as sustainable as possible and results in the protection and enhancement of the environment, meets social and economic needs and maintains the ability of future generations to meet their own needs.

This integrated environmental report has addressed three options:

1. Do nothing – Do not produce an SPD
2. Produce an SPD with specially selected character areas
3. Produce SPD with a comprehensive approach, to appraise all of the Local Areas (excluding Chandler's Ford)

The preferred option is **Option 3** the production of Supplementary Planning Documents with a comprehensive approach, to appraise all of the local areas (excluding Chandler's Ford). This ensure a holistic approach is undertaken which promotes suitable development in each area and protects against inappropriate development. This is clearly outlined in tables 1.4 -1.6.

## 2.Consultation

2.1 This SA/SEA Integrated Environmental report will be put through a six week formal consultation process alongside the four SPD documents. The statutory consultees are:

- Natural England
- The Environment Agency
- English Heritage

2.2 The Statement of Community Involvement sets out what other groups/ individuals will be consulted. The SPD documents and the Integrated Environmental Report will be made publically available on the Borough Councils website. ([www.eastleigh.gov.uk](http://www.eastleigh.gov.uk))

## 3. Process

3.1 The Sustainability Appraisal and Strategic Environmental Assessment process has been undertaken throughout the SPD process and the assessment of the SPD objective and options were undertaken by the project team to ensure a holistic approach was achieved.

3.2 The Eastleigh Borough Local Plan Review, adopted May 2007, sets out the policies on which this SPD is set. These policies have been put through a SA/SEA; the report for this assessment is available from the planning policy and design unit.

## 4. Scoping Report

4.1 The Scoping Report (Stage A) sets out the baseline data and SA framework for the entire LDF. This has gone through the formal consultation process (September 2006) and has been formally adopted by the Council (April 2007) The Scoping Report can be found at [www.eastleigh.gov.uk/ebc-3227](http://www.eastleigh.gov.uk/ebc-3227). This report will be updated annually.

## 5. Compliance with SEA directive

5.1 The following table outlines how the SEA directive requirements are met throughout this Integrated Environmental Report.

| <b>Information to be included in an Environmental Report under SEA Regulations</b> | <b>Relevant Sections in the Integrated Environmental Report</b> |
|--|---|
| An outline of the Contents, main objectives  | 3,4   |

|  |     |
|--|-----|
| of the plan and its relationship with other relevant plans and programmes  |     |
| The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan   | 4,9 |
| The environmental characteristics of areas likely to be significantly affected.  | 4   |
| Any existing environmental problems which are relevant to the plan, 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.                               | 4   |
| The environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation.                  | 4,9 |
| 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, landscape and the interrelationship between the above factors | 4   |
| The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan  | 10  |
| An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties.   | 9,3 |
| A description of monitoring measures   | 12  |
| A non-technical summary of the information in the SA   | 1   |

Table 1.1

## 6. Baseline Data

- 6.1 The baseline data for this document can be found within the Scoping Report and Baseline data report as highlighted in section 4. These reports cover a wide range of topics which encompass those within the SPD therefore no extra baseline data was required.

## 7. Key issues and problems

The key issues and problems are identified within the scoping report, chapter 5 at [www.eastleigh.gov.uk/ebc-3227](http://www.eastleigh.gov.uk/ebc-3227).

## 8. SA Framework

- 8.1 The SA Framework can be found within the Scoping Report (Chapter 6) a summary of the SA Objectives are in the following table:

| SA Framework Objectives               |  |
|---------------------------------------|--|
| 1. Housing                            | 2. Employment and Economy                        |
| 3. Equity                             | 4. Community Facilities                          |
| 5. Land                               | 6. Natural Resources                             |
| 7. Traffic Impacts                    | 8. Environmental Health and Safety               |
| 9. Energy Consumption (non-transport) | 10. Climate Change                               |
| 11. Waste Management and Minimisation | 12. Nature Conservation                          |
| 13. Open space, sport and recreation  | 14. Landscape and townscape quality              |
| 15. Culture and Heritage              | 16. Crime reduction and the perceptions of crime |
| 17. Flood Risk                        | 18. Global sustainable development               |

Table 1.2

## 9. SPD Objective and Options

9.1 The objective of the SPD is:

*To provide guidance to development control staff and prospective planning applicants 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.*

| SA Objective                                     | SPD Objective | Commentary  |
|--|---------------|---|
| 1. Housing                                       | ✓             | Appropriate development for the area  |
| 2. Employment and Economy                        | ○             |   |
| 3. Equity  | ? ✓           |   |
| 4. Community Facilities                          | ○             |   |
| 5. Land  | ? ✓           | Appropriate development for the area- best use of land                        |
| 6. Natural Resources                             | ○             |   |
| 7. Traffic Impacts                               | ? ✓           | Recommendation to reduce traffic. Dependent on areas                          |
| 8. Environmental Health and Safety               | ○             |   |
| 9. Energy Consumption(non-transport)             | ○             |   |
| 10. Climate Change                               | ○             |   |
| 11. Waste management and minimisation            | ○             |   |
| 12. Nature Conservation                          | ? ✓           | Covered by other policies, potential for improvement                          |
| 13. Open space, sport and recreation             | ✓             | Retention of open space. Covered by other policies, potential for improvement |
| 14. Landscape and townscape character            | ✓             | Development appropriate for its setting                                       |
| 15. Culture and Heritage                         | ✓             | Development appropriate for its setting                                       |
| 16. Crime reduction and the perceptions of crime | ?             | Uncertain   |
| 17. Flood Risk                                   | ○             |   |
| 18. Global Sustainable development               | ✓             | Improvement of areas environment – protection against unsuitable              |

|  |  |             |
|--|--|-------------|
|  |  | development |
|--|--|-------------|

Table 1.3

The Options for the SPD are:

1. Do nothing – Do not produce an SPD
2. Produce an SPD with specially selected character areas
3. Produce SPD with a comprehensive approach, to appraise all of the Local Areas (excluding Chandler's Ford)

#### 10. Mitigation

This SPD provides guidance to development control staff and prospective planning applicants. Therefore it is not necessary to include a table of mitigation measures due to the assessment process on the over-arching Local Plan Review policies.

#### 11. Next Stages

The next stages in the process is for this draft Integrated Environmental Report to be put through the statutory consultation process and updated / amended as necessary. The final report will be found on the Eastleigh Borough Council's website alongside the final SPD document.

#### 12. Monitoring

The documents will be monitored through the Development Control process. The Council's GIS system and the booking in of planning applications process will log the use of the documents. This can then be fed into the Annual Monitoring Report (AMR) process.

Appendix 1

Option One – Do Nothing

| SA Objective                          | Potential Impact | Commentary  |
|---------------------------------------|------------------|---|
| 1. Housing                            | ?X               | SPD appropriate development in area                       |
| 2. Employment and Economy             | O                |   |
| 3. Equity                             | ?                | Uncertain   |
| 4. Community Facilities               | O                |   |
| 5. Land                               | ?                | Most suitable use of land in area                         |
| 6. Natural Resources                  | O                |   |
| 7. Traffic Impacts                    | ?                |   |
| 8. Environmental Health and Safety    | O                |   |
| 9. Energy Consumption(non-transport)  | O                |   |
| 10. Climate Change                    | O                |   |
| 11. Waste management and minimisation | O                |   |
| 12. Nature Conservation               | ?X               | Existing policies which protect nature conservation areas |
| 13. Open space, sport and recreation  | ?X               | Existing policies which protect open space                |
| 14. Landscape and townscape character | ?X               |   |
| 15. Culture and Heritage              | ?X               |   |
| 16. Crime reduction and               | ?                |   |

|                                    |    |  |
|------------------------------------|----|--|
| the perceptions of crime           |    |  |
| 17. Flood Risk                     | O  |  |
| 18. Global Sustainable development | ?X | SPD areas can be protected against inappropriate development |

Table 1.4

**Key**

- ✓ **Clear Positive Effect** Where a policy clearly aims to encourage / promote one of the sustainability criteria
- ?✓ **Possible Positive Effect** Where a policy may have a positive effect on a criterion, but this is uncertain
- x **Clear Negative Effect** Where a policy is likely to have an adverse effect on one of the sustainability criteria
- ?x **Possible Negative Effect** Where a policy may have a negative effect on a criterion, but this is uncertain
- ? **Uncertain overall Effect** Where there is a relationship between a policy and a criterion but the effect is uncertain. Also where there is a combination of positive and negative effects may the overall effect uncertain
- 0 **No Impact** Where there is no direct relationship between a policy and a criterion

Option Two – Produce an SPD with specially selected character areas

| SA Objective                                     | Potential Impact | Commentary  |
|--|------------------|---|
| 1. Housing                                       | ? ✓              | Only focused on certain areas   |
| 2. Employment and Economy                        | ○                |   |
| 3. Equity  | ? ✓              | Only focused on certain areas   |
| 4. Community Facilities                          | ○                |   |
| 5. Land  | ? ✓              | Only focused on certain areas   |
| 6. Natural Resources                             | ○                |   |
| 7. Traffic Impacts                               | ?                |   |
| 8. Environmental Health and Safety               | ○                |   |
| 9. Energy Consumption(non-transport)             | ○                |   |
| 10. Climate Change                               | ○                |   |
| 11. Waste management and minimisation            | ○                |   |
| 12. Nature Conservation                          | ? ✓              | Covered by other policies – opportunity to increase/enhance however only in certain areas not a wider holistic assessment |
| 13. Open space, sport and recreation             | ? ✓              | Covered by other policies – opportunity to increase/enhance however only in certain areas not a wider holistic assessment |
| 14. Landscape and townscape character            | ? ✓              |   |
| 15. Culture and Heritage                         | ? ✓              |   |
| 16. Crime reduction and the perceptions of crime | ?                |   |

|                                    |     |  |
|------------------------------------|-----|--|
| 17. Flood Risk                     | O   |  |
| 18. Global Sustainable development | ? ✓ | Restricted to certain areas does not take the wider areas into consideration |

Table 1.5

**Key**

- ✓ **Clear Positive Effect** Where a policy clearly aims to encourage / promote one of the sustainability criteria
- ?✓ **Possible Positive Effect** Where a policy may have a positive effect on a criterion, but this is uncertain
- x **Clear Negative Effect** Where a policy is likely to have an adverse effect on one of the sustainability criteria
- ?x **Possible Negative Effect** Where a policy may have a negative effect on a criterion, but this is uncertain
- ? **Uncertain overall Effect** Where there is a relationship between a policy and a criterion but the effect is uncertain. Also where there is a combination of positive and negative effects may the overall effect uncertain
- 0 **No Impact** Where there is no direct relationship between a policy and a criterion

Option Three – Produce SPD with a comprehensive approach, to appraise all of the Local Areas(excluding Chandler’s Ford)

| SA Objective                          | Potential Impact | Commentary  |
|---------------------------------------|------------------|---|
| 1. Housing                            | ✓                |   |
| 2. Employment and Economy             | ○                |   |
| 3. Equity                             | ✓                |   |
| 4. Community Facilities               | ○                |   |
| 5. Land                               | ✓                |   |
| 6. Natural Resources                  | ○                |   |
| 7. Traffic Impacts                    |                  |   |
| 8. Environmental Health and Safety    | ○                |   |
| 9. Energy Consumption(non-transport)  | ○                |   |
| 10. Climate Change                    | ○                |   |
| 11. Waste management and minimisation | ○                |   |
| 12. Nature Conservation               | ? ✓              | Current polices cover nature conservation. Opportunities to increase/enhance if appropriate to area |
| 13. Open space, sport and recreation  | ? ✓              | Current polices cover nature conservation. Opportunities to increase/enhance if appropriate to area |
| 14. Landscape and townscape character | ✓                |   |
| 15. Culture and Heritage              | ✓                |   |

|  |   |   |
|--|---|---|
| 16. Crime reduction and the perceptions of crime | ? |   |
| 17. Flood Risk                                   | O |   |
| 18. Global Sustainable development               | ✓ | Best use of land, improving townscape in areas, protecting against unsuitable development |

Table 1.6

**Key**

- ✓ **Clear Positive Effect**      Where a policy clearly aims to encourage / promote one of the sustainability criteria
- ?✓ **Possible Positive Effect**      Where a policy may have a positive effect on a criterion, but this is uncertain
- x **Clear Negative Effect**      Where a policy is likely to have an adverse effect on one of the sustainability criteria
- ?x **Possible Negative Effect**      Where a policy may have a negative effect on a criterion, but this is uncertain
- ? **Uncertain overall Effect**      Where there is a relationship between a policy and a criterion but the effect is uncertain. Also where there is a combination of positive and negative effects may the overall effect uncertain
- 0 **No Impact**      Where there is no direct relationship between a policy and a criterion

## Appendix 2

The preferred option is **Option 3** the production of Supplementary Planning Documents with a comprehensive approach, to appraise all of the local areas (excluding Chandler's Ford). This ensure a holistic approach is undertaken which promotes suitable development in each area and protects against inappropriate development.