

Eastleigh Borough Local Plan 2016 to 2036

11th December 2017 Cabinet / Council Report Appendices

Appendix 7 Supplementary Site Selection Process

This Appendix 7 describes the process followed in proposing 4 additional sites for development in the draft local plan. It mirrors the process followed in the selection of sites included in the emerging draft Eastleigh Borough Local Plan document as described in the report to the 20th July 2017 Cabinet/Council.

The full technical papers were not presented to that meeting, only the summary tables and maps, but were published on the council's website subsequently.

Accordingly the main report on the original site selection process is attached at the end of this Appendix as Appendix 7a). The original summary assessment table is also attached as Appendix 7b. An extract from the "SLAA to site allocations report" (which explains how the 214 original SLAA sites were refined down to the 41 sites described in Appendix 7a) is also attached as Appendix 7c.

The complete suite of original site assessment reports can be viewed on the borough council's website at the link below:

<https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/local-plan/emerging-local-plan-2011-2036/supporting-evidence.aspx>

The complete SLAA to Site Allocations report can be viewed at the link below:

<https://www.eastleigh.gov.uk/media/291675/From-SLAA-to-shortlist-for-allocations-report-May-2017.pdf>

Appendix 7 Supplementary Site Selection Process Report

Eastleigh Borough Local Plan 2016-36

Additional Small Sites

Selection Process and Outcomes

Introduction

1. In the reports to Cabinet / Full Council on the 11th December 2017 it is provisionally recommended that four further small greenfield sites be allocated for residential development in the emerging local plan in addition to those previously reported to Cabinet / Full Council on 20th July 2017. This paper explains why this situation has arisen and the process officers have gone through in arriving at this decision and this specific selection of sites. The recommendation is provisional as it needs to be informed by the outcome of a process of Sustainability Appraisal which is yet to take place.
2. The four additional sites proposed for allocation are as follows:
 - Land west of Allbrook Way / north of Knowle Hill, Allbrook
 - Land north of Myrtle Cottage, Winchester Road, Boorley Green
 - Land at Foxholes Farm, Firtree Lane, Horton Heath
 - Land at Home Farm, St John's Road, Hedge End
3. It is estimated that the net capacity of these four sites is approximately 128 dwellings. These 128 dwellings, if approved, would be additional to the supply of housing previously reported.

Sites Pending Further Consideration

4. All four sites were all identified in the [Strategic Land Availability Assessment](https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/local-plan/emerging-local-plan-2011-2036/slaa-2011-2036.aspx)¹ (SLAA) and were assessed as part of the site selection process previously reported in July. However, in the "[From SLAA to Site Allocations Report](https://www.eastleigh.gov.uk/media/291675/From-SLAA-to-shortlist-for-allocations-report-May-2017.pdf)"² dated May 2017 and available on the council's website which was referred to in the [20th July Cabinet / Full Council papers](https://www.eastleigh.gov.uk/media/289349/Cabinet-report-20-July-2017.pdf)³, there were a number of sites listed in Appendix 10 to that document on which it was not possible to arrive at a firm recommendation whether those sites should be allocated or not. This was because there were outstanding issues or

¹ <https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/local-plan/emerging-local-plan-2011-2036/slaa-2011-2036.aspx>

² <https://www.eastleigh.gov.uk/media/291675/From-SLAA-to-shortlist-for-allocations-report-May-2017.pdf>

³ <https://www.eastleigh.gov.uk/media/289349/Cabinet-report-20-July-2017.pdf>

uncertainties which had to be addressed or clarified before a final decision could be made. There were 9 “Sites pending further consideration / information” listed in Appendix 10 of that report.

5. In addition to these 9 sites, it became apparent during discussions with the owners of land needed in order to deliver the part of the Strategic Growth Option (SGO) link road at Allbrook that there may be benefit in revisiting the development potential of a larger area of land at Allbrook. Accordingly some of the land to the west of Allbrook Way has been included in this assessment resulting in 10 sites in total which were assessed through the process outlined in this report.
6. The 10 sites were as follows:
 - 1-5 Land west of Allbrook Way / north of Knowle Hill, Allbrook
 - 3-23 Land south of Winchester Road, Boorley Green
 - 3-33 Land north of Myrtle Cottage, Winchester Road, Boorley Green
 - 4-19 Land north of Bert Betts Way & south of Peewit Hill, Bursledon
 - 7-25 Land at Foxholes Farm, Firtree Lane, Horton Heath
 - 9-12 Home Farm, St John's Road, Hedge End
 - 9-25 The Coach House, Netley Firs Road, Hedge End
 - 11-23 Land south of Allington Lane & north of M27, West End
 - 11-26 Land off The Drove, Moorgreen Road, West End
 - 11-28 Land north of Moorgreen Road, West End
7. The process followed to assess these 10 sites mirrored that described in the site selection process reports outlined at the 20th July Cabinet / Full Council.
8. An internal officer assessment process considered the sites based on a number of categories. This process excluded a number of the sites and those shortlisted sites were passed to an external consultant (Paris Smith) for a more in-depth and detailed capacity assessment. Paris Smith's assessment resulted in the 4 sites now provisionally proposed for allocation.

Summary of internal officer site assessment by site

9. To re-cap the approach previously followed, the sites were assessed on a (mainly) desktop basis against a number of classifications:

- Transport & Accessibility
- Countryside Gaps
- Landscape Impacts
- Biodiversity Impacts
- 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. On transport and accessibility there was little to separate the sites as, being greenfield sites on the edges of settlements, they were all fairly distant from existing services and amenities and tended to be served by similar regularities of bus services etc. On gaps the sites were assessed on the basis of the risk of coalescence of settlements, inter-visibility, transition and severance. On landscape impacts, the assessment considered 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 habitats.

11. It should be noted that, due to the departure at short notice of the EBC officer who carried out the original bio-diversity assessments, the council commissioned BSG Ecology to carry out the assessment of the 9 shortlisted sites. BSG Ecology did not assess site 1-5. However, the council's ecologist had previously assessed a joint site to the west of Allbrook Way comprising SLAA sites 1-5 and 1-7. So this assessment is slightly different to those undertaken for the others and, given that the joint 1-5/1-7 site includes a large SINC, significant tree cover and a number of lakes which reflect the former brickworks use of the site, it is likely that this assessment results in a lower biodiversity score for the 1-5/1-7 site than would be the case for site 1-5 on its own.

12. 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. As in the previous assessment, the "other environmental" scores were halved in recognition of the fact that many of these matters can be addressed through site design and layout.

13. These various classifications were ultimately grouped into scorings of Good, Average and Poor (and in some cases, Very Good and Very Poor) which helped inform whether or not a site was taken forward to the next stage in the assessment. In general terms, the better the score, the more likelihood that a site would make it through to the next stage in the process. It was not the only consideration, however, as can be seen in the summary table below, the main anomaly being the West of Allbrook Way site which scored very poorly but was taken forward in view of its importance in the wider context of delivery of key infrastructure associated with the SGO. Conversely, despite scoring well, Land at The Drove was not ultimately proposed for allocation due to constraints which became apparent during the more detailed site assessment as explained below.

Appendix 10 Sites pending further consideration													
Summary													
SLAA	Address	Parish	Transport & Accessibility		Countryside Gaps		Landscape		Biodiversity		Other Environmental		Total
Ref			Category	Score	Category	Score	Category	Score	Category	Score	Category	Score	
1-5	Land west of Allbrook Way	Eastleigh	Poor	-1	Average	0	Average	0	Poor	-1	Poor	-1	-3
3-23	Land south of Winchester Road, Boorley Green	Botley	Poor	-1	Poor	-1	Average	0	Very Good	2	Good	1	1
3-33	Land north of Myrtle Cottage, Winchester Road	Botley	Poor	-1	Good	1	Good	1	Very Good	2	Poor	-1	2
4-19	Land north of Bert Betts Way & south of Peewit Hill	Bursledon	Poor	-1	Average	0	Good	1	Average	0	Good	-1	-1
7-25	Land at Foxholes Farm, Firtree Lane, Horton Heath	FO&HH	Poor	-1	Good	1	Good	1	Good	1	Good	1	3
9-12	Home Farm, St John's Road	Hedge End	Poor	-1	Good	1	Good	1	Good	1	Poor	-1	1
9-25	The Coach House, Netley Firs Road	Hedge End	Poor	-1	Average	0	Good/Av	0.5	Average	0	Average	0	-0.5
11-23	Land south of Allington Lane & north of M27	West End	Poor	-1	Good	1	Good/Av	0.5	Very Poor	-2	Average	0	-1.5
11-26	Land off The Drove	West End	Average	0	Good	1	Good	1	Good	1	Good	1	4
11-28	Land north of Moorgreen Road	West End	Poor	-1	Average	0	Average	0	Poor	-1	Good	1	-1

14. The individual summary tables are attached at Appendix 1 to this note. The more detailed assessments for biodiversity, countryside gaps and landscape impacts are attached at Appendices 2-4.

15. Based on this internal assessment the following six sites were passed to Paris Smith for a more detailed assessment:

- Site 1-5 Land West of Allbrook Way
- Site 3-33 Land north of Myrtle Cottage
- Site 7-25 Land at Foxholes Farm
- Site 9-12 Home Farm

Site 9-25 The Coach House

Site 11-26 Land off The Drove

16. In general terms, any site which resulted in a negative score was not taken forward for further assessment. The exceptions being site 1-5 which is addressed below and site 9-25 which was considered to be marginal as it only had a score of -0.5.

Sites ruled out in the EBC Assessment

17. Site 3-23 was not taken forward, despite scoring reasonably well, it scored poorly in terms of countryside gap impacts. In the main site assessment process undertaken previously there was a review of sites which performed poorly in gap terms despite some of them scoring reasonably well. The view was taken that, in view of the importance the borough council places on gaps and the prevention of settlement coalescence, sites which performed poorly in gap terms were not considered further. In the particular case of Site 3-23, in view of recent planning permission granted in the vicinity, this small triangle of land will be the last remaining piece of undeveloped land between the built up area of Hedge End and the settlement of Boorley Green. The site to the north-west of this site (SLAA 3-37) was granted permission on appeal by the Secretary of State for 680 dwellings. Two sites to the east of Boorley Green (SLAA sites 3-7 and part of 3-39) are in receipt of council resolutions to grant permissions for 50 dwellings each. To the north of Boorley Green 1,400 dwellings allocated in the previous local plan are under-construction. Land to the south-west of the site of the site (SLAA site 9-3) is allocated for up to 800 dwellings and the site owner (Hampshire County Council) has commenced pre-application public consultation on this site and SLAA site 3-8 to the east. This places an immense amount of pressure on retaining site 3-23 open and undeveloped in order to retain a modicum of separation between Boorley Green and new/proposed development in this area.
18. Site 4-19 was not taken forward as its overall score was -1 in the internal officer assessment. As previously noted in the audit trail report, it was considered to relate poorly to the existing settlement pattern being separated from existing facilities and amenities by substantial highways infrastructure in the form of a dual carriageway and a large a busy road intersection at Windhover Roundabout. Access is poor, there is heavy tree cover across much of the site and concern about impacts on an adjoining SINC and settlement gap.
19. Site 11-23 was not taken forward as it scored -1.5 in the internal EBC officer assessment. It scored particularly poorly in terms of biodiversity receiving the lowest biodiversity score of any of the 10 sites. This was largely due to its proximity and connectivity to the River Itchen SAC and SPA and potential hydrological impacts. It is also in a relatively isolated location and is remote from the facilities in West End village from which it is separated by the M27 Motorway. In the SLAA it was considered that the site constraints militated against development of the site on its own and

that it only had potential if the wider area was being developed on a strategic scale. Given that there is currently no proposal for strategic scale growth in this area this site was ruled out.

20. Site 11-28 was not taken forward for similar reasons to 11-26 above in terms of the principle of strategic scale development in this area. The site scores -1 in the internal EBC officer assessment. Developed on its own it would represent a significant expansion of urban development into an area that is rural in character with long distant views which is relatively remote from existing facilities. The site would only realistically have potential if development of the wider area was being considered on a comprehensive basis. Accordingly it was ruled out.

Paris Smith Development Capacity Assessment

21. Ruling out these 4 sites leaves the 6 sites listed at paragraph 15 above which were subject to further assessment by external consultants Paris Smith. Paris Smith's assessment of the sites listed above is attached at Appendix 5 to this note. Paris Smith's assessment adopts a Red-Amber-Green (RAG) approach. In summary, this RAG approach classified 1 site (3-33) as green, 3 sites as amber (1-5, 7-25, & 9-12) and 2 as red (9-25 & 11-26). The amber and green sites are proposed to be carried forward as additional allocations in the local plan. The two red sites are not.

Sites ruled out in the Paris Smith Assessment

22. Site 9-25 The Coach House was ruled out in the Paris Smith assessment due to the significant tree and TPO coverage, the narrow and restricted access and the risk of noise and air pollution from the nearby M27 motorway. The detailed assessment carried out by Paris Smith came to the conclusion that it would be unviable to improve the access to the site because of the presence of protected trees. The topography of the site, in particular its sharply sloping nature would make it difficult to achieve a satisfactory development on any reasonable scale. These considerations reflect the initial EBC officer assessment that this site was marginal and the initial officer score of -0.5.
23. Site 11-26 was ruled out in spite of its high score of 4 in the initial officer assessment. Paris Smith's more detailed assessment notes a number of practical difficulties not immediately apparent in the initial high-level assessment. This was particularly the case in terms of securing satisfactory access to the site. The main constraint, however, came in the form of air pollution and noise from the nearby M27 motorway and a consultation response from the council's environmental health officer that potential air pollution levels would be so high as to require the declaration of the area as a new Air Quality Management Area (AQMA) and all that entails under the requirements of the 1995 Environment Act. Allied to the already

high traffic noise experience on the site from the M27 and the limited options for the implementation of noise screening this was sufficient for Paris Smith to recommend the site not be taken forward.

24. Ruling out these two sites leaves the four sites listed at paragraph 2 proposed for allocation.

Sites proposed for allocation

25. Site 3-3 Land north of Myrtle Cottage was felt to be eminently suitable for development and so is the only site to be classified as green in Paris Smith's assessment. It no longer serves any countryside or settlement gap purpose as it will be surrounded by residential development once the development of up to 680 dwellings (allowed on appeal by the Secretary of State) is implemented. 1,400 dwellings are also currently under construction at the former golf course beyond the hotel to the east. Accordingly it is proposed that site 3-3 be allocated for approximately 22 dwellings.
26. Site 7-25 Land at Foxholes Farm is in a similar position to site 3-3 above. Although it is only classified as amber in Paris Smith's assessment it will ultimately be surrounded by the development of 950 dwellings proposed at Chalcroft Farm which has the benefit of a council resolution to permit. It is only classed as amber as, in isolation it would be considered an isolated development in the countryside. However, provided it is brought forward alongside the Chalcroft Farm development it is considered to have a capacity of approximately 45 dwellings.
27. In terms of site 9-12 Home Farm, whilst it will not be surrounded by permitted development like the two previous sites, there is a current planning permission (F/15/76447) for 14 dwellings on an immediately adjoining site between the site and St John's Road. The rest of the site is well screened by existing trees and woodland. It is classed as amber rather than green largely due to the fact that detailed arrangements to secure access to the site (which would need to come from the adjacent site on which permission has been granted) have yet to be finalised. And because, in view of the site's proximity to the M27 motorway there may be noise & air pollution concerns to be addressed. However, given that these did not prevent the permission being granted on the adjacent site, it is not considered that these constraints are insurmountable. Accordingly this site is proposed to be allocated with a capacity of approximately 16 dwellings.
28. The final site, 1-5 Land west of Allbrook Way / north of Knowle Hill is something of an anomaly as it scored very poorly in the EBC officer assessment. It would still have scored poorly even taking on board the bio-diversity assessment issue referred to above. The Paris Smith

assessment notes these constraints but also takes a pragmatic approach given the need to facilitate the delivery of key infrastructure associated with the SGO. The Paris Smith assessment reflects these in the amber score given to the site but also in the fact that it is given a capacity of only 45 dwellings on a gross site area of 4.2ha. The original SLAA assessment reduced the capacity of the site to 2.52ha and gave the site an expected net yield of 76 dwellings. However, Paris Smith's assessment further reduces the site area to approximately 1.5ha and gives the site an expected yield of approximately 45 dwellings. The assessment notes, however, that this may be slightly above or below this figure depending on the extent of SINC buffering required.

Conclusion

29. The conclusion of this exercise, therefore, is the recommendation that the local plan allocates four additional sites for development. These four sites have the capacity to provide an additional 128 dwellings (approximately) so providing additional flexibility to deal with future uncertainty.
30. It should be noted that this recommendation that the four sites be allocated is a provisional recommendation based on the assessment process described in this report. The key missing element of the previous assessment process is the Sustainability Appraisal (SA) process which was undertaken for the 41 shortlisted sites previously considered for allocation at the time of the 20th July 2017 Cabinet / Full Council. Following the same process to that adopted previously would mean that the six sites assessed by Paris Smith will need to be subject to that same SA process. This will take place over the coming weeks alongside the full plan SA which also still needs to be undertaken.
31. It should also be noted that, if approved, the 128 dwellings estimated to be delivered on these four sites have not yet been factored in to any of the housing trajectories or reports which have so far been put before Members. They will be added into the trajectory when it is updated to a 2017 base date prior to the plan being published for consultation.

APPENDIX 1

Internal EBC Site Assessment

Appendix 10 Sites pending further consideration													
Summary													
SLAA	Address	Parish	Transport & Accessibility		Countryside Gaps		Landscape		Biodiversity		Other Environmental		Total
Ref			Category	Score	Category	Score	Category	Score	Category	Score	Category	Score	
1-5	Land west of Allbrook Way	Eastleigh	Poor	-1	Average	0	Average	0	Poor	-1	Poor	-1	-3
3-23	Land south of Winchester Road, Boorley Green	Botley	Poor	-1	Poor	-1	Average	0	Very Good	2	Good	1	1
3-33	Land north of Myrtle Cottage, Winchester Road	Botley	Poor	-1	Good	1	Good	1	Very Good	2	Poor	-1	2
4-19	Land north of Bert Betts Way & south of Peewit Hill	Bursledon	Poor	-1	Average	0	Good	1	Average	0	Good	-1	-1
7-25	Land at Foxholes Farm, Firtree Lane, Horton Heath	FO&HH	Poor	-1	Good	1	Good	1	Good	1	Good	1	3
9-12	Home Farm, St John's Road	Hedge End	Poor	-1	Good	1	Good	1	Good	1	Poor	-1	1
9-25	The Coach House, Netley Firs Road	Hedge End	Poor	-1	Average	0	Good/Av	0.5	Average	0	Average	0	-0.5
11-23	Land south of Allington Lane & north of M27	West End	Poor	-1	Good	1	Good/Av	0.5	Very Poor	-2	Average	0	-1.5
11-26	Land off The Drove	West End	Average	0	Good	1	Good	1	Good	1	Good	1	4
11-28	Land north of Moorgreen Road	West End	Poor	-1	Average	0	Average	0	Poor	-1	Good	1	-1

Appendix 10 Sites pending further consideration

Transport & Accessibility

SLAA	Address	Parish	Local	District	Primary	Secondary	GP	Bus	Rail			
Ref			Centres	Centres	School	School	Surgery	Stop	Station	Average	Rating	Score
1-5	Land west of Allbrook Way	Eastleigh	1	1	2	4	2	1	1	1.71	Poor	-1
3-23	Land south of Winchester Road, Boorley Green	Botley	1	1	1	2	3	1	2	1.57	Poor	-1
3-33	Land north of Myrtle Cottage, Winchester Road	Botley	1	1	1	2	2	1	3	1.57	Poor	-1
4-19	Land north of Bert Betts Way & south of Peewit Hill	Bursledon	2	1	1	1	3	1	1	1.43	Poor	-1
7-25	Land at Foxholes Farm, Firtree Lane, Horton Heath	FO&HH	1	1	2	4	2	1	1	1.71	Poor	-1
9-12	Home Farm, St John's Road	Hedge End	1	1	1	2	2	1	1	1.29	Poor	-1
9-25	The Coach House, Netley Firs Road	Hedge End	1	1	2	3	2	1	1	1.57	Poor	-1
11-23	Land south of Allington Lane & north of M27	West End	1	1	1	1	3	1	1	1.28	Poor	-1
11-26	Land off The Drove	West End	1	1	5	1	4	1	1	2	Average	0
11-28	Land north of Moorgreen Road	West End	1	1	3	1	3	1	1	1.57	Poor	-1

Appendix 10 Sites pending further consideration				
Gap Analysis				
SLAA	Address	Parish	Classif	Total
Ref				Score
1-5	Land west of Allbrook Way	Eastleigh	Average	0
3-23	Land south of Winchester Road, Boorley Green	Botley	Poor	-1
3-33	Land north of Myrtle Cottage, Winchester Road	Botley	Good	1
4-19	Land north of Bert Betts Way & south of Peewit Hill	Bursledon	Average	0
7-25	Land at Foxholes Farm, Firtree Lane, Horton Heath	FO&HH	Good	1
9-12	Home Farm, St John's Road	Hedge End	Good	1
9-25	The Coach House, Netley Firs Road	Hedge End	Average	0
11-23	Land south of Allington Lane & north of M27	West End	Good	1
11-26	Land off The Drove	West End	Good	1
11-28	Land north of Moorgreen Road	West End	Average	0

Appendix 10 Sites pending further consideration				
Landscape				
SLAA	Address	Parish	Classif	Total
Ref				Score
1-5	Land west of Allbrook Way	Eastleigh	Average	0
3-23	Land south of Winchester Road, Boorley Green	Botley	Good/Av	0.5
3-33	Land north of Myrtle Cottage, Winchester Road	Botley	Good	1
4-19	Land north of Bert Betts Way & south of Peewit Hill	Bursledon	Good	1
7-25	Land at Foxholes Farm, Firtree Lane, Horton Heath	FO&HH	Good	1
9-12	Home Farm, St John's Road	Hedge End	Good	1
9-25	The Coach House, Netley Firs Road	Hedge End	Good/Av	0.5
11-23	Land south of Allington Lane & north of M27	West End	Good/Av	0.5
11-26	Land off The Drove	West End	Good	1
11-28	Land north of Moorgreen Road	West End	Average	0

Appendix 10 Sites pending further consideration				
Biodiversity				
SLAA	Address	Parish		Total
Ref				Score
1-5	Land west of Allbrook Way	Eastleigh	Poor	-1
3-23	Land south of Winchester Road, Boorley Green	Botley	Very Good	2
3-33	Land north of Myrtle Cottage, Winchester Road	Botley	Very Good	2
4-19	Land north of Bert Betts Way & south of Peewit Hill	Bursledon	Average	0
7-25	Land at Foxholes Farm, Firtree Lane, Horton Heath	FO&HH	Good	1
9-12	Home Farm, St John's Road	Hedge End	Good	1
9-25	The Coach House, Netley Firs Road	Hedge End	Average	0
11-23	Land south of Allington Lane & north of M27	West End	Very Poor	-2
11-26	Land off The Drove	West End	Good	1
11-28	Land north of Moorgreen Road	West End	Poor	-1

Appendix 10 Sites pending further consideration

Other Environmental

SLAA Ref	Address	Parish	ALC	Noise	AQ	Contam	M&W	POS	Heritage	Pylons	Score	1/2 Score	Classif	Score
1-5	Land west of Allbrook Way	Eastleigh	3.5	2	2	3	1	5	5	5	26.5	13.25	Poor	-1
3-23	Land south of Winchester Road, Boorley Green	Botley	3	4	4	3	5	3	5	4	31	15.5	Good	1
3-33	Land north of Myrtle Cottage, Winchester Road	Botley	3	5	4	3	5	5	5	3	33	16.5	Poor	-1
4-19	Land north of Bert Betts Way & south of Peewit Hill	Bursledon	4	2	2	5	1	5	5	4	28	14	Good	1
7-25	Land at Foxholes Farm, Firtree Lane, Horton Heath	FO&HH	4	5	5	4	4	5	5	3	35	17.5	Good	1
9-12	Home Farm, St John's Road	Hedge End	3	2	2	5	2	5	5	5	29	14.5	Poor	-1
9-25	The Coach House, Netley Firs Road	Hedge End	3	3	3	5	3	5	5	5	32	16	Average	0
11-23	Land south of Allington Lane & north of M27	West End	4	3	4	5	3	5	5	3	32	16	Average	0
11-26	Land off The Drove	West End	2	3	3	5	5	5	5	5	33	16.5	Good	1
11-28	Land north of Moorgreen Road	West End	3	4	4	5	5	5	5	3	34	17	Good	1

APPENDIX 2

Biodiversity assessment

Eastleigh Borough Council Biodiversity Assessment of Sites 41 – 49

Author: Judith Giles, Principal Ecologist BSG Ecology

Reviewed: Dr Peter Shepherd, Partner BSG Ecology

The review below has taken into account the following information:

- Individual SLAA site proformas
- The previous Biodiversity Assessment of sites (for consistency with previous recommendations and to inform potential for cumulative impacts)
- International and national designated sites data
- SINCC data
- HBIC Priority habitat data
- Priority habitat data held on MAGIC.gov.uk
- Ancient woodland inventory data
- Aerial imagery
- OS mapping
- Information on existing consented / resolution to grant applications adjacent to sites where such applications were identified on the individual SLAA sites proformas
- Eastleigh Biodiversity Action Plan (in particular Appendix 2 – Priority Biodiversity Areas and Links)
- Eastleigh Borough Local Plan 2011-36: From SLAA to Site Allocations – DRAFT May 2017
- Southern Damselfly Survey and Habitat Assessment Study Eastleigh Borough (note all sites assessed fall outside of the study area)
- DRAFT Strategic Conservation Plan for Southern Damselfly *Coenagrion mercuriale* Habitat Enhancement and Creation Opportunities in and adjacent to Eastleigh Borough (note all sites assessed fall outside of the habitat enhancement and creation areas).

Note: Many sites fall within 5.6km of Solent and Southampton Water SPA and Ramsar and Solent Maritime SPA. Therefore there is a risk of in combination impact from disturbance/recreation. However subject to final agreement of the emerging definitive strategy, it is considered that any adverse effect can be mitigated through a financial contribution towards implementing an agreed strategy. For consistency with previous assessments and as this does not affect the developable area of land this potential in-combination effect is therefore not included in the below assessments.

Note also that the assessment of Site 1-5/1-7 was carried out by the borough council's former ecologist. It was not carried out by BGS Ecology.

Site Ref	SLAA Ref	Criteria	Site Score	Comments
1	1-5-C and 1-7-C Allbrook Hill	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	7	Barbastelle bats are likely to be present within Lincoln's copse and a 50m dark corridor will need to be established to the east of the site. Otters maybe using the clay pits to forage
		Could the development of the site lead to the loss of a locally designated site	6	This site contains Allbrook Clay Pits SINC which would need to be retained and protected within any development.

		Could the development of the site impact on a locally designated site alone	5	Development of this site would increase recreational pressure and urbanisation around the boundaries of the SINC. Taking other protection into consideration very little of this site could be developed
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	If the sites drain towards Pitmore gully SuDS with three naturalised forms of filtration will be required
		Could the development of the site have an in-combination impact on a SINC	3	The sites could drain into Pitmore gully and pollute the watercourse.
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The M3 runs along the north and west of the site.
		Could the site impact a priority habitat	1	Significant areas of woodland are present within both the designated sites and the wider development.
		Total	28	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
41. Land south of Winchester Road, Boorley Green	3-23-C	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K (Natura 2000) or Ramsar or SSSI site alone	0	
		Could development of	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		the site lead to loss of ancient woodland or headwaters and associated streams		
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		<p>Could the development of the site impact on a locally designated site alone</p>	0	
		<p>Could the development of the site have an in combination impact on a N2K and Ramsar site and SSSI</p>	0	
		<p>Could the development of the site have an in</p>	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		<p>combination impact on a SINC</p>		
		<p>Does the site incorporate a PBA (Priority Biodiversity Area) or PBL (Priority Biodiversity Link) or could development lead to habitat fragmentation</p>	2	Western part of the site is within the Railway PBL.

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		Could the site impact a priority habitat	1	Surveyed as part of the consented Boorley Gardens development (ref 0/15/75953) – site recorded as improved grassland – hedgerow surrounds the site and likely some removal would be required for access.
	Total		3	
42. Land north of Myrtle Cottage, Winchester Road	3-33-C	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K (Natura 2000) or Ramsar or SSSI site alone	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	7	Reptiles likely to be present including grass snake and slow worm. Roosting bats in building also likely to be present. Risk of dormouse in scrub and hedgerows.
		Could the development of the site lead to the loss	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		of a locally designated site		
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site and SSSI	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		<p>Could the development of the site have an in combination impact on a SINC</p>	0	
		<p>Does the site incorporate a PBA (Priority Biodiversity Area) or PBL (Priority Biodiversity Link) or could development lead to habitat fragmentation</p>	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		Could the site impact a priority habitat	0	Hedgerow is present on the north and west boundaries of the site. Assumed these will be retained.
		Total	7	
43. Land north of Bert Betts Way and south of Peewit Hill	4-19-C	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K (Natura 2000) or Ramsar or SSSI site alone	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		<p>Could development of the site lead to loss of ancient woodland or headwaters and associated streams</p>	0	
		<p>Could the development of the site impact on protected species or ancient woodland.</p>	7	<p>Site is predominantly woodland which has been excluded from developable area due to ecology (risk of impacts on protected species and loss of priority habitat) and topography concerns. Development of grazed grassland.</p>
		<p>Could the development of the site lead to the loss</p>	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		of a locally designated site		
		Could the development of the site impact on a locally designated site alone	5	Peewit Hill SINC could be impacted due to an increase in recreational pressure if access is available to it from the site.
		Could the development of the site have an in combination impact on a N2K and Ramsar site and SSSI	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		<p>Could the development of the site have an in-combination impact on a SINC</p>	5	<p>Potential for in combination impact on Peewit Hill SINC if Site 13 is also brought forward.</p>
		<p>Does the site incorporate a PBA (Priority Biodiversity Area) or PBL (Priority Biodiversity Link) or could development lead to habitat fragmentation</p>	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		Could the site impact a priority habitat	0	Lowland deciduous woodland present but excluded from developable area.
		Total	17	
44. Land at Foxholes Farm, Firtree Lane	7-25-C	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K (Natura 2000) or Ramsar or SSSI site alone	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	7	Reptiles likely to be present, bats may roost in farm buildings.
		Could the development of the site lead to the loss	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		of a locally designated site		
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site and SSSI	4	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. Measures such as permeable surfacing and SUDS likely to be needed to ensure no adverse effects.

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		<p>Could the development of the site have an in-combination impact on a SINC</p>	0	
		<p>Does the site incorporate a PBA (Priority Biodiversity Area) or PBL (Priority Biodiversity Link) or could development lead to habitat fragmentation</p>	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		Could the site impact a priority habitat	1	Hedgerows present on boundaries. Quality of grassland unknown.
		Total	12	
45. Home Farm, St John's Road	9-12-C	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K (Natura 2000) or Ramsar or SSSI site alone	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	7	Pond present within 30m south of site. Impacts on great crested newts will need assessing if present however habitat on site likely to be of low value to GCN compared to surrounding woodland so mitigation likely to be possible. Potential for disturbance of bats using the woodland from lighting.
		Could the development of the site lead to the loss	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		of a locally designated site		
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site and SSSI	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		<p>Could the development of the site have an in combination impact on a SINC</p>	0	
		<p>Does the site incorporate a PBA (Priority Biodiversity Area) or PBL (Priority Biodiversity Link) or could development lead to habitat fragmentation</p>	0	<p>North-west of site is adjacent to M27 corridor PBL. Not within a PBA.</p>

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		Could the site impact a priority habitat	1	Risk of acid grassland present – as is present on adjacent site.
		Total	8	
46. The Coach House, Netley Firs Road	9-25-C	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K (Natura 2000) or Ramsar or SSSI site alone	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		<p>Could development of the site lead to loss of ancient woodland or headwaters and associated streams</p>	0	
		<p>Could the development of the site impact on protected species or ancient woodland.</p>	7	<p>Bats may roost in the Coach House and farm buildings and mature trees. Reptiles may be present in grassland. Risk of dormouse presence.</p>
		<p>Could the development of the site lead to the loss</p>	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		of a locally designated site		
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site and SSSI	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		<p>Could the development of the site have an in combination impact on a SINC</p>	0	
		<p>Does the site incorporate a PBA (Priority Biodiversity Area) or PBL (Priority Biodiversity Link) or could development lead to habitat fragmentation</p>	2	<p>West of site is within the M27 corridor PBL. Not within a PBA.</p>

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		Could the site impact a priority habitat	0	Direct impacts to lowland deciduous woodland to be avoided. Risk of species rich grassland remnant present
		Total	17	
47. Land south of Allington Lane and north of the M27	11-23-C	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K (Natura 2000) or Ramsar or SSSI site alone	9	Site is 700m east of the River Itchen SAC and SSSI. There is direct connectivity to the SAC by surface water ditches. Detailed assessment will be needed to ensure no indirect or direct impacts on hydrology.

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	8	Watercourse around south and west of site are tributaries to River Itchen – potential headwater.
		Could the development of the site impact on protected species or ancient woodland.	7	South and south-western corner of site directly adjacent to Dummers Copse ancient woodland and SINC. 20m buffer required from any development.
		Could the development of the site lead to the loss	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		of a locally designated site		
		Could the development of the site impact on a locally designated site alone	5	South and south-western corner of site directly adjacent to Dummers Copse ancient woodland and SINC. 20m buffer required from any development. Itchen Valley Country Park within 10m of a small part of the northern boundary.
		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 with potential for impacts on hydrology of River Itchen SAC and SSSI. A 20m buffer from each ditch bank and naturalised SuDS with three forms of filtration should be required within the site policy.

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		<p>Could the development of the site have an in combination impact on a SINC</p>	3	<p>Yes – in combination impact on edges of Dummers Copse SINC if site 12 is bought forward.</p>
		<p>Does the site incorporate a PBA (Priority Biodiversity Area) or PBL (Priority Biodiversity Link) or could development lead to habitat fragmentation</p>	2	<p>Tree lined boundary on west of site links Dummers Wood with Itchen Valley Country Park SINC woodland to the north of the site. This link should be retained and reinforced.</p>

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		Could the site impact a priority habitat	1	Priority habitats deciduous woodland and floodplain grazing marsh are mapped as being located adjacent to the south and east of the site respectively. Risk of indirect impacts.
		Total	39	
48. Land off The Drove	11-26-C	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K (Natura 2000) or Ramsar or SSSI site alone	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		<p>Could development of the site lead to loss of ancient woodland or headwaters and associated streams</p>	0	
		<p>Could the development of the site impact on protected species or ancient woodland.</p>	7	<p>Risk of dormice in scrub or use by reptiles. Risk of bats roosting in trees.</p>
		<p>Could the development of the site lead to the loss</p>	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		of a locally designated site		
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site and SSSI	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		Could the development of the site have an in combination impact on a SINC	0	
		Does the site incorporate a PBA (Priority Biodiversity Area) or PBL (Priority Biodiversity Link) or could development lead to habitat fragmentation	2	M27 PBL is within the site.

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		Could the site impact a priority habitat	1	Lowland broadleaved woodland appears to be present along the site boundaries.
		Total	10	
49. Land north of Moorgreen Road.	11-28-C	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K (Natura 2000) or Ramsar or SSSI site alone	9	Moorgreen Meadows SSSI 290m south of the site is sensitive to air quality impacts due to increase in traffic on Tollbar Way.

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		<p>Could development of the site lead to loss of ancient woodland or headwaters and associated streams</p>	0	
		<p>Could the development of the site impact on protected species or ancient woodland.</p>	7	<p>Bats could roost and forage along woodland in the site. Dormouse could be present in scrub and woodland.</p>
		<p>Could the development of the site lead to the loss</p>	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		of a locally designated site		
		Could the development of the site impact on a locally designated site alone	5	Potential for increased recreational pressure on Meadow adjacent to Home Covert SINC designated for its semi-improved grassland – a PRow links the site directly to the northern edge of the SINC.
		Could the development of the site have an in combination impact on a N2K and Ramsar site or SSSI	4	Moorgreen Meadows SSSI 290m south of the site is sensitive to air quality impacts due to increase in traffic on Tollbar Way and could also be affected by other sites e.g. site 11.

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		<p>Could the development of the site have an in combination impact on a SINC</p>	0	
		<p>Does the site incorporate a PBA (Priority Biodiversity Area) or PBL (Priority Biodiversity Link) or could development lead to habitat fragmentation</p>	0	

Site Ref	SLAA Ref	Criteria	Score	Site Comments
		Could the site impact a priority habitat	1	Lowland mixed deciduous woodland present on site.
		Total	26	

APPENDIX 3

Gaps Assessment

1a. West of Allbrook Way (North)				
1-5-C				
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?				
Are settlements 'at risk' of coalescence in this location?				Settlements are largely separated by undeveloped woodland and major roads.
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				Allbrook Way

settlements in this location?				
Connections: Is there a road or footpath linking the settlements through this area?				No metalled surface connections to other settlements. A Public Right of Way traverses the western edge of 1-5-C (North) linking through 1-7-C to the north and to Knowle Hill to the 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?				Existing 'Gap' contributes to a sense of transition between settlements. Development would potentially be visible from Allbrook Way and distant views from the south east. Negative impacts on the gap may be mitigated by significant tree and hedgerow planting and careful site design.
Inter-visibility: Are views of settlements (from within the area) obscured?				Limited by combination of topography and vegetation but some views east from parts of the footpath on high ground near to Allbrook Way.
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments: Development of the high ground close to the Allbrook Link Road in combination with development on the eastern side of the road is likely to have a detrimental impact on the gap between the Boyatt Wood area and Allbrook. Allbrook way could become the new 'defensible boundary' alongside substantial tree and hedgerow planting for visual mitigation.				
1b. West of Allbrook Way (South)				
1-5-C				

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'?	Yes			
Does the land lie between settlements?	Yes			
Are settlements 'at risk' of coalescence in this location?		Yes		Settlements are largely separated by undeveloped woodland and major roads.
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?	Yes			Allbrook Way
Connections: Is there a road or footpath linking the settlements through this area?	Yes			The southern end of the site is linked by Allbrook Hill. A Public Right of Way commences from Knowle Hill, at the point where the site changes character north/south, adjacent to the drive to Westfield House.
Would development of this area result in a loss of 'a sense of			Yes	Site enclosed by mature trees and hedgerow which contribute to sense of transition between

transition' of leaving one settlement before entering another in this area?				settlements. Development of interior of the site may be hidden or enclosed by combination of topography and existing mature vegetation.
Inter-visibility: Are views of settlements (from within the area) obscured?				Limited by combination of topography and vegetation.
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments:				
This assessment refers to directly south of the curtilage of Westfield House, as defined by the fence-line of the same. The severance of this part of the site from the wider gap designation by the residential property associates this area with the adjacent development at Knowle Hill.				

41. Land south of Winchester Road, Boorley Green				
3-23-C				
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?				
Are settlements 'at risk' of coalescence in this location?				Due to adjacent Housing allocations and planning permissions there is a high risk of coalescence.
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?				The railway separating Hedge End and Boorley Green is bridged so does not create complete severance.
Connections: Is there a road or footpath linking the settlements through this area?				Woodhouse Lane and Winchester Road
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				The extent of the planned development in the vicinity is likely to result in a loss of a sense of transition that this comparatively small gap may be unable to mitigate. Landscape proposals on the development site west of Woodhouse Lane could provide additional mitigation.
Inter-visibility: Are views of settlements (from within the area) obscured?				Site partially screened by trees and hedgerow, some views of housing at Boorley Green.

Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor			Average	Good/Very Good
Further Comments					
Due to proposed development the perceived separation between Hedge End and Boorley Green may be diminished to the point at which this area no longer fully functions as a Gap. Mitigation may be possible through landscape proposals on the development West of Woodhouse Lane that could help maintain a perceptual Gap.					
42. Land north of Myrtle Cottage, Winchester Road					
3-33-C					
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?				At present yes: however due to granted planning permissions the site will soon be surrounded on all sides by built development.	
Are settlements 'at risk' of coalescence in this location?				A high risk of coalescence, however site is too small and isolated to play a role in maintaining separation.	
Are there features which help to sever or connect settlements in	Yes	? /or In	No	Comment	

this location that may contribute to perception of separate settlement identity?		part		
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?				Winchester Road
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				Site partially screened by hedgerow.
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments:				
This small site is outside the current settlement gap and due to proposed development on all adjacent sides it is not considered that its development would affect settlement separation.				

43. Land north of Bert Betts Way and south of Peewit Hill

4-19-C

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?				
Are settlements 'at risk' of coalescence in this location?				
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?				M27 to the east of the site.
Connections: Is there a road or footpath linking the settlements through this area?				Peewit Hill is a 'no through road', linking into wider road network.

<p>Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?</p>				<p>The site itself is relatively enclosed and associated with adjacent housing along Peewit Hill. The wooded area is likely to contribute to the perceptual Gap.</p>
<p>Inter-visibility: Are views of settlements (from within the area) obscured?</p>				<p>Site predominantly screened and enclosed.</p>
<p>Potential for development to avoid impacting settlement coalescence?</p>	<p>Very Poor/Poor</p>		<p>Average</p>	<p>Good/Very Good</p>

44. Land at Foxholes Farm, Firtree Lane

7-25-C

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?				More accurately described as an edge of settlement location and in future will largely be surrounded by development due to adjacent proposed development.
Are settlements 'at risk' of coalescence in this location?				
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				Firtree Lane

through this area?				
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				At present, limited inter-visibility; the situation subject to change post construction of adjacent site.
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments: This small site is outside the current settlement gap and due to proposed development on all adjacent sides it is not considered that its development would affect settlement separation.				

45. Home Farm, St John's Road**9-12-C**

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?				
Are settlements 'at risk' of coalescence in this location?				
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?				M27
Connections: Is there a road or footpath linking the settlements through this area?				B3033 St John's Road linking Hedge End and Southampton across the M27

Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				Site is enclosed by woodland to the north and set back from the road to the south.
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments: The site is located behind a recently permitted development scheme and screened to the north and to the M27 by a substantial belt of tree planting.				

46. The Coach House, Netley Firs Road

9-25-C

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'?	Yes			
Does the land lie between settlements?	Yes			
Are settlements 'at risk' of coalescence in this location?			No	
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?	Yes			M27
Connections: Is there a road or footpath linking the settlements through this area?	Yes			B3036 Upper Northam Road linking under the M27 from Hedge End and West End and into Southampton.

<p>Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?</p>			<p>The site is partially developed however the numerous mature trees on the rising topography, including those within the curtilage of the developed area, are likely to contribute to the perception of a Gap.</p>	
<p>Inter-visibility: Are views of settlements (from within the area) obscured?</p>			<p>Site is predominantly enclosed by trees.</p>	
<p>Potential for development to avoid impacting settlement coalescence?</p>	<p>Very Poor/Poor</p>		<p>Average</p>	<p>Good/Very Good</p>
<p>Further Comments:</p> <p>Any development proposals should consider the retention of all viable mature trees on site since these in combination with the topography are likely to make a contribution to the visual separation between settlements.</p>				

47. Land south of Allington Lane and north of the M27

11-23-C

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?				
Are settlements 'at risk' of coalescence in this location?				
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?				M27
Connections: Is there a road or footpath linking the settlements through this area?				Allington lane

<p>Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?</p>				
<p>Inter-visibility: Are views of settlements (from within the area) obscured?</p>				<p>Partially obscured by hedgerows, some views north to residences on Allington Lane</p>
<p>Potential for development to avoid impacting settlement coalescence?</p>	<p>Very Poor/Poor</p>		<p>Average</p>	<p>Good/Very Good</p>

48. Land off The Drove

11-26-C

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?				Site is within countryside, adjacent to the urban edge.
Are settlements 'at risk' of coalescence in this location?				
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?				M27 divides the residential area on Moorgreen Road from the main part of West End; however these are considered part of the same settlement.
Connections: Is there a road or footpath linking the settlements through this area?				Moorgreen Road

Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				Site is enclosed by trees and hedgerows.
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments: Retention of mature trees and hedgerows should be part of any development proposals to maintain character of countryside edge.				

49. Land north of Moorgreen Road

11-28-C

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?				Site lies outside but adjacent to urban edge in countryside.
Are settlements 'at risk' of coalescence in this location?				
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?				M27 divides the residential area on Moorgreen Road from the main part of West End; however these are considered part of the same settlement.
Connections: Is there a road or footpath linking the settlements through this area?				Moorgreen Road.

Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?			Development would constitute an eastward extension of West End into countryside, but isolated from the main urban form.	
Inter-visibility: Are views of settlements (from within the area) obscured?			Some inter-visibility to residencies on Moorgreen Road, but mainly countryside views.	
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments: As a development site it would be visually cut off from the main urban form of West End. Some mitigation of effects on transition could be achieved through tree planting and placement of urban form in the landscape.				

APPENDIX 4

Landscape Assessments

1a. West of Allbrook Way (North)				
1-5-C				
Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Rising ground with long views out.
Varied range of land cover/uses?				Grazing, and woodland edge of SINC.
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				Hedgerows, and trees/woodland edge.
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Away from site boundaries.

Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				The site has the character of a rural edge to a settlement, and indicates an increasing complexity where it meets 1-7-C
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				
1a. West of Allbrook Way (North)				
1-5-C				
Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Important long views from high ground on the

			edge of 1-5-C
Are key views experienced by people who have a high level of interest in the visual environment?			From public footpaths, recreational walkers
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?			Mainly on the high ground in 1-5-C
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity	Moderate Sensitivity	Low Sensitivity
Further Comments Development should be designed to avoid breaking the skyline on high ground.			

1b. West of Allbrook Way (South)				
1-5-C				
Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Gently rising ground.
Varied range of land cover/uses?				Grazing, with mature hedgerow with trees.
Presence of hydrological distinction and variety?				

Presence of diverse landscape elements and a strong landscape structure?				Hedgerows with trees, rural edge to settlement.
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Sheds/containers associated with horse grazing, and views of adjacent dwelling.
Is there an intact landscape pattern with defined sense of enclosure?				The site is well enclosed by mature hedgerows with trees.
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

1b. West of Allbrook Way (South)

1-5-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
Further Comments				
Development should retain mature hedgerow and trees.				

41. Land south of Winchester Road, Boorley Green

3-23-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Grass meadow with some hedgerows and mature trees.
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Overhead cables and agricultural fences.
Is there an intact landscape pattern with defined sense of enclosure?				Agricultural landscape with partial hedgerow enclosure.

Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

41. Land south of Winchester Road, Boorley Green				
3-23-C				
Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Some open views across agricultural landscape.
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with				Wooded boundary beyond railway defines the

important historic landmarks?			view from Winchester Road .
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity	Moderate Sensitivity	Low Sensitivity
Further Comments Mature trees both to the site boundary and within the site are important to the landscape character and should be retained.			

42. Land north of Myrtle Cottage, Winchester Road**3-33-C**

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				
Is there an intact landscape pattern with defined sense of enclosure?				Site enclosed from Winchester Road by dense hedgerow

Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

42. Land north of Myrtle Cottage, Winchester Road				
3-33-C				
Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with				

important historic landmarks?			
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity	Moderate Sensitivity	Low Sensitivity
Further Comments A small site with a mixed of open land, with outbuildings and hardstanding. Existing dense hedgerow has some landscape value.			

43. Land north of Bert Betts Way and south of Peewit Hill

4-19-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				The majority of the site has tree cover
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				The site is within the context of the M27 and the A3024
Is there an intact landscape pattern with defined sense of enclosure?				Site enclosed with a predominance of tree cover.

Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

43. Land north of Bert Betts Way and south of Peewit Hill				
3-33-C				
Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with				

important historic landmarks?				
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity	Moderate Sensitivity	Low Sensitivity	
Further Comments Contextually of low sensitivity, aside from the role the land plays as part of a settlement gap: however the tree cover has some local landscape value.				

44. Land at Foxholes Farm, Firtree Lane**7-25-C**

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Farmhouse and farm buildings present.
Is there an intact landscape pattern with defined sense of enclosure?				

Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

44. Land at Foxholes Farm, Firtree Lane				
7-25-C				
Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				At present, views out over agricultural land. However the scenario will change due to planning permission granted on adjacent land.
Are key views experienced by people who have a high level of interest in the				

visual environment?			
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?			
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity	Moderate Sensitivity	Low Sensitivity
Further Comments The site will largely be surrounded by built development due to the councils' resolution to grant permission for 950 dwellings and associated features on adjacent land at Chalcroft Farm.			

45. Home Farm, St John's Road**9-12-C**

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Site is within the context of the M27 and adjacent development, although it is well enclosed by trees.
Is there an intact landscape pattern with defined sense of enclosure?				Site is enclosed by trees, although itself is fairly featureless

Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

45. Home Farm, St John's Road				
9-12-C				
Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				

Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

46. The Coach House, Netley Firs Road

9-25-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				The site rises to high ground, with long views out to the north, glimpsed through woodland.
Varied range of land cover/uses?				Aside from the existing buildings, the site contains an area of woodland as well as mature boundary trees and also within the build curtilage.
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				The combination of the topography and woodland provide this site with some landscape interest.
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Site is within the context of the M27 as well as the urban edge of Hedge End, and itself contains buildings with a mix of uses.

Is there an intact landscape pattern with defined sense of enclosure?				Site is well enclosed by mature trees.
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

46. The Coach House, Netley Firs Road				
9-25-C				
Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				

Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
<p>Further Comments</p> <p>Whilst the site contains existing development, sensitivity is inherent in the area of woodland, mature boundary trees and the mature trees within the built curtilage. Due to the rising ground, views of the wooded area/trees from outside the site contribute to the landscape setting in the broader context.</p>				

47. Land south of Allington Lane and north of the M27

11-23-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				The site comprises flat agricultural/grazing land.
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				
Is there an intact landscape pattern with defined sense of enclosure?				Site is well enclosed by mature trees to the south and field patterns are evident, with hedgerows to the edge of the site.

Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

47. Land south of Allington Lane and north of the M27				
11-23-C				
Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with				The view is of a rural character, glimpsed

important historic landmarks?			through hedgerow with a wooded backdrop.
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity	Moderate Sensitivity	Low Sensitivity
Further Comments Whilst the site is not in itself especially distinctive, the character is rural and is associated with the broader rural/agricultural character to the east.			

48. Land off The Drove**11-26-C**

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				The contains significant tree cover to the boundaries.
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				
Is there an intact landscape pattern with defined sense of enclosure?				Site is well enclosed by trees/hedgerow.

Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

48. Land off The Drove				
11-26-C				
Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with				

important historic landmarks?			
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity	Moderate Sensitivity	Low Sensitivity
Further Comments The trees to the boundaries have landscape value in the local context.			

49. Land north of Moorgreen Road.

11-28-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Relatively flat land, although typical of the local character and a large enough area for this to have some distinctiveness within the local context.
Varied range of land cover/uses?				Agriculture and grazing with a small pocket of woodland.
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				Agricultural landscape structure, including hedgerows with trees and a small wooded area.
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				
Is there an intact landscape pattern with				Site is partially enclosed by trees/hedgerow.

defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

49. Land north of Moorgreen Road.				
11-28-C				
Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				

Are key views experienced by people who have a high level of interest in the visual environment?				A Public Right of Way crosses the site.
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity	Moderate Sensitivity	Low Sensitivity	
Further Comments				
The landscape has a typically agricultural character which contributes to local distinctiveness; the accessibility by Public Right of Way increases the sensitivity of the site as a local resource.				

APPENDIX 5

Paris Smith Individual Development Capacity

Site Assessments Addendum

Site: 1a &1b

Name: Land North of Knowle Hill, Eastleigh

SLAA Reference: 1-5-C



		✓	
LAND OWNERSHIP / SOURCE	Cranbury Estates Ltd / Pegasus Group (also submitted as part of strategic location by Highwood Group and Drew Smith)		
SITE AREA	4.2ha		
PLANNING HISTORY	N/A		
CONSTRAINTS / CONSIDERATIONS			
Access	<p>Site is served by two vehicle access points to the east of Knowle Hill. The first serves the existing residential property within the heart of the site. This access and the front garden area of the property fall within the site area, however, the property and rear garden are excluded. The second vehicle access point is located on the corner of Knowle Hill and leads into the southern parcel of the site. Expansion of this access would be sufficient to serve residential development of the site, which would then connect with the roundabout to the south.</p> <p>PRoW (Footpath Allbrook 716) dissects through the western portion of the site. Area separated from the bulk of the site (west) is circa 0.8ha in size.</p>		



Agriculture

3 & 4

Arboriculture / TPO

Woodland abuts the north west boundary of the site. Mature vegetation extends down the west boundary until meeting Knowle Hill. The woodland is covered by a tpo designation. Sporadic hedgerow and tree line vegetation along the south boundary abutting Knowle Hill. Trees which forms the front garden of the residential property located in the middle of the site are covered by a tpo



designation. TPO 312-E covering 8 Birch, 2 Elm, 2 Maples.

TPO 314-E covering all tree species.

PRoW is delineated by a mature tree line, with further mature vegetation adj to the west (within the site area). This area falls within the Allbrook Clay Pit SINC.



Mature tree and hedgerow vegetation along north east boundary, intermediate of the site and Allbrook Way (A335). No mature vegetation along the east boundary (by the residential property), exposing the site to Allbrook Way (A335) and beyond. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.

Archaeology

There are no substantive archaeological sites currently recorded at this location, nor in the immediate vicinity. The line of the Roman road crosses the north west end of the site. In the absence of data the archaeological potential is hard to judge but is likely to be low and archaeological issues are very unlikely to be overriding or burdensome.

Ecology

This site contains part of the Allbrook Clay Pits SINC (west of the PRoW which would need to be

	<p>retained and protected within any development.</p> <p>Recommended buffers to prevent direct impacts to the SINC, will be informed by future detailed surveys, but are expected to be between 15m to 50m.</p> <p>Potential for bats to be present within the woodland. If these exist then appropriate buffers will be required. Any decision on the size of buffers needed will have to be informed by future detailed surveys.</p> <p>If the sites drain towards Pitmore gully SuDS with three naturalised forms of filtration will be required.</p> <p>The sites could drain into Pitmore gully and pollute the watercourse.</p> <p>The M3 runs along the north and west of the site.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>EH Consultation response</p> <p>Land Contamination - Potential impact from adjacent landfill and former Allbrook Brickworks.</p> <p>Noise - Adversely impacted by traffic noise from A335 and M3, and as site is narrow reduced options to mitigate noise impact.</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	Majority of the site is within soft sand, sharp sand and gravel mineral safeguarding areas (circa 4.1ha).
Pipeline	N/A
Planning Application	N/A
Topography	3-5m fall n gradient across the whole site from west to east.

Utilities	TBC
Other	TBC
DEVELOPABILITY	Y - exact extent of the site which can be developed is subject to ecology surveys (SINC, Bats and other). Appropriate to apply a range between 15m and 50m.
DEVELOPABLE AREA	<p><i>Gross Area: 4.2ha</i></p> <p><i>SINC Deduction: - Omission of area of the site within the SINC (west of the PRoW) = 0.82ha</i></p> <p>4.2ha - 0.82ha = 3.38ha</p> <p><i>SINC 15m (advised minimum) Buffer Deduction = 0.35ha</i></p> <p>3.38ha - 0.35ha = 3.03ha</p> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> • Reduction for SUDS provision (10%) = 0.303ha <p>3.03ha - 0.303ha = 2.727ha</p> <p><i>Tapping the Potential:</i></p> <p>65% gross to net ratio (of 2.727ha)</p> <ul style="list-style-type: none"> • Housing Area = 1.77255ha

	<ul style="list-style-type: none"> • Non-Housing Area = 0.95445ha <p><i>SINC 50m (advised maximum) Buffer Deduction = 1.07ha</i></p> <p>3.38ha - 1.07ha = 2.31ha</p> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> • Reduction for SUDS provision (10%) = 0.231ha <p>2.31ha - 0.231ha = 2.079ha</p> <p><i>Tapping the Potential:</i></p> <p>65% gross to net ratio (of 2.079ha)</p> <ul style="list-style-type: none"> • Housing Area = 1.35135ha • Non-Housing Area = 0.72765ha
DENSITY	30dph
DEVELOPMENT CAPACITY	<p>15m buffer from SINC = 1.77ha x 30dph = 53.1</p> <p>50m buffer from SINC = 1.35ha x 30dph = 40.5</p> <p>Further capacity may be achieved if suds, open space etc. elements can be located within (whole or partially) the SINC buffer.</p> <p>SINC buffer may differ from one required for other ecological buffers (bats etc.). It is deduced this wouldn't exceed the maximum SINC buffer of 50m.</p>

NOTES
N/A

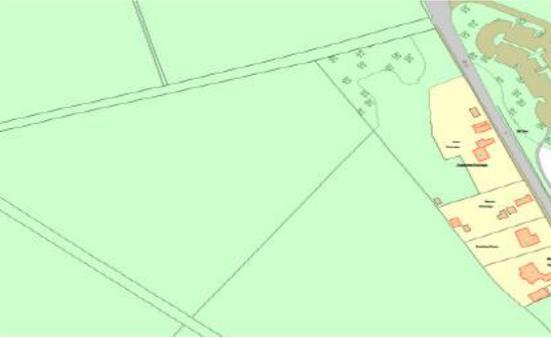
Site: 42

Name: Land north of Myrtle Cottage, Winchester Road

SLAA Reference: 3-33-C



		✓		
LAND OWNERSHIP / SOURCE	Mr and Mrs Proudfoot (Apple Tree Cottage), Mrs G Loth (Oak Tree Cottage and land to the north of the site / Bryan Jezeph Consultancy (Triangle Property Developments Ltd) and landowner			
SITE AREA	1.0ha			
PLANNING HISTORY	N/A			
CONSTRAINTS / CONSIDERATIONS				
Access	Access via existing access points onto Winchester Rd serving both residential properties on site. Further access serving arboricultural contractor entrance located to north of residential access points onto Winchester Rd. PRoW (Footpath 1 Botley) linear to the north boundary from Winchester Rd to Shamblehurst Lane North.			

	
Agriculture	3b
Arboriculture / TPO	<p>Sporadic mature vegetation along all boundaries. Very mature tree line along north eastern boundary (abutting Winchester Rd) and the north boundary. Clusters of mature vegetation within the site interior. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p>  <p>No TPO trees within this site.</p>
Archaeology	<p>There are no archaeological sites currently recorded at this location, and despite extensive archaeological evaluation in the immediate vicinity little archaeological evidence recorded. The extensive archaeological survey of the neighbouring land does suggest that the site has a low archaeological potential and it seems very unlikely that any archaeological issues will arise</p>
Ecology	<p>Reptiles likely to be present including grass snake and slow worm. Roosting bats in building also</p>

	<p>likely to be present. Risk of dormouse in scrub and hedgerows.</p> <p>Hedgerow is present on the north and west boundaries of the site. Assumed these will be retained.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>EH Consultation response</p> <p>Land Contamination - Potential impact from former uses of the land.</p> <p>Noise - Adversely impacted by traffic noise from B3354 Botley Road, future traffic growth should be considered when assessing noise impact, including proposed Botley By Pass – use of layout required to mitigate noise impact</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	TBC
Pipeline	TBC
Planning Application	<p>Land to the west has planning permission for 680 units and other works (O/15/75953 & RM/17/81628).</p> <p>Land adjacent to the east has planning permission for 1400 units and other works (O/12/71514, R/15/77595 & R/16/79505).</p>
Topography	Flat
Utilities	One low voltage electric pole
Other	Existing Uses - two detached residential properties abutting Winchester Rd. Outbuildings used for arboricultural storage. Consideration of possibly losing these residential units and outbuildings to enhance the layout of a residential scheme onsite.

DEVELOPABILITY	Y
DEVELOPABLE AREA	<p data-bbox="730 264 972 293"><i>Gross Area: 1.0ha</i></p> <p data-bbox="730 395 2033 504"><i>Arboricultural Deduction:</i> N/A - believed root protection areas for very mature treeline (north eastern and eastern boundary) can be encompassed within housing (amenity/garden) or non-housing (open space/landscaping) area.</p> <p data-bbox="730 603 1048 632"><i>Existing Use Deduction:</i></p> <ul data-bbox="779 673 1541 702" style="list-style-type: none"> • Exclusion of Residential (and outbuilding) Use = 0.2ha <p data-bbox="730 711 1012 740">1.0ha - 0.2ha = 0.8ha</p> <p data-bbox="730 842 967 871"><i>SUDS Deduction:</i></p> <ul data-bbox="779 912 1429 941" style="list-style-type: none"> • Reduction for SUDS provision (10%) = 0.08ha <p data-bbox="730 951 1061 979">0.08ha - 0.08ha = 0.72ha</p> <p data-bbox="730 1082 1021 1110"><i>Tapping the Potential:</i></p> <p data-bbox="730 1152 1169 1181">90% gross to net ratio (of 0.72ha)</p> <ul data-bbox="779 1216 1214 1286" style="list-style-type: none"> • Housing Area = 0.648 ha • Non-Housing Area = 0.072ha <p data-bbox="730 1359 2011 1388">If the existing residential units and outbuilding were to be removed they may facilitate an enhanced</p>

	<p>layout of a residential scheme onsite. <i>Gross Area: 1.0ha</i></p> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> • Reduction for SUDS provision (10%) = 0.1ha <p>1.ha - 0.1ha = 0.9ha</p> <p><i>Tapping the Potential:</i></p> <p>90% gross to net ratio (of 0.9ha)</p> <ul style="list-style-type: none"> • Housing Area = 0.81ha • Non-Housing Area = 0.09ha
DENSITY	30dph
DEVELOPMENT CAPACITY	<p>0.648ha x 30dph = 19.44</p> <p>0.81ha x 30dph = 24.3</p>
NOTES	
N/A	

Site: 44

Name: Land at Foxholes Farm, Firtree Lane

SLAA Reference: 7-25-C



			✓	
LAND OWNERSHIP / SOURCE	Mr Marsh / Richard Tear Ltd and Council Planning Officers			
SITE AREA	1.04ha			
PLANNING HISTORY	<p>This site form part of a wider site which was identified as a Strategic Location for Development earmarked for allocation in the Submitted Plan 2011-29 (Draft Policy H1) for a total of approximately 950 units and other provisions under Policy WE1.</p>  A map showing a site location. The site is outlined in red. To the left of the site, there are two red house icons. Below the site, the text 'WE1' is written in black. The map also shows green areas, possibly representing trees or parks, and a road network.			
CONSTRAINTS / CONSIDERATIONS				
Access	Access onto site exists via a wide access drive on the north east corner of the site abutting Fir Tree			

	<p>Lane, adj to the PRow access gate.</p> <p>PRow (Footpath 8 Fair Oak and Horton Heath) linear to the east boundary from Fir Tree Lane to the south.</p> 
Agriculture	4
Arboriculture / TPO	<p>Mature boundary vegetation along the east boundary screens views from the PRow and adjacent open space. Mature hedgerow vegetation and sporadic mature tree vegetation exists along other boundaries. The existing dwelling within the southern portion of the site is partially screened by intermediate vegetation from the northern portion of the site. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p>  <p>No protected trees at this site.</p>
Archaeology	<p>There are no substantive archaeological sites currently recorded at this location, nor in the immediate vicinity. The farm itself has buildings dating to the 17th century which might have some heritage value, although they are unlisted. It seems very unlikely that any archaeological issues will arise</p>
Ecology	<p>Reptiles likely to be present, bats may roost in farm buildings.</p> <p>Development could impact on River Itchen SAC 1.6km to the west and ultimately the Solent N2K</p>

	<p>sites through site run off and reduction in freshwater inputs. Measures such as permeable surfacing and SUDS likely to be needed to ensure no adverse effects.</p> <p>Hedgerows present on boundaries. Quality of grassland unknown.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>EH Consultation response</p> <p>Noise - Potential for part of site nearest Fir Tree Lane to be impacted by traffic noise, future traffic growth should be considered from adjacent planned development.</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	TBC
Pipeline	TBC
Planning Application	<p>Adjacent to the south, north and west is a pending application (O/14/75735) for 950 units. The site is subject to a pending pre-application for a 45 unit scheme. The principle is deemed acceptable, strictly on the basis that it would need to come forward in conjunction or in line with the timescales associated with the wider West of Horton Heath scheme. As a standalone site the principle would not be supported as ultimately it would represent isolated development in the countryside.</p>
Topography	Slopes west.
Utilities	Overhead cables dissect the northern area of the site, west to east.
Other	Existing Uses - Single residential unit and number of large outbuildings within the southern portion of the site.
DEVELOPABILITY	Y

DEVELOPABLE AREA	N/A
DENSITY	The site will be adjacent to the local centre proposed within the West of Horton Heath scheme, therefore, able to accommodate a higher density.
DEVELOPMENT CAPACITY	45
NOTES	
N/A	

Site: 45

Name: Home Farm, St John's Road

SLAA Reference: 9-12-C



		✓	
LAND OWNERSHIP / SOURCE	Highways Agency, Richard Browning, Raymond Garner, Wayne Mitchell, Alfred Candy, Robert Candy, Helen Jones & Joan Owen / Luken Beck MDP Ltd on behalf of M and P Lipscombe		
SITE AREA	SLAA advises 0.9ha. Our calculations advise 0.6ha.		
PLANNING HISTORY	N/A		
CONSTRAINTS / CONSIDERATIONS			
Access	There is no access to the site from St John's Road (B3033). Access would be required through the adjacent site to the south, associated with 15/76447. Appears road layout has been designed to offer a possible link into the site, but this section of access is very close to mature tree line along the west boundary.		

	
Agriculture	3 & 4
Arboriculture / TPO	<p>Site enclosed by mature woodland (Priority Habitat Inventory - Deciduous Woodland) on west, north and south boundaries. Tpo covers woodland to the east. No vegetation along the south boundary, abutting the 15/76447 site. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p>  <p>TPO 140-E covering All tree species.</p> <p>15/76447 includes a no-dig zone adjacent to the existing tree line. Area highlighted in blue (inset tree plan below) is for a no-dig driveway. Further clarification is being sought for EBC Tree Officers to ascertain if this location could be used to facilitate access into the site in light of the no dig constraint.</p>

	
Archaeology	<p>There are no archaeological sites recorded at this location nor any substantive sites recorded in the immediate vicinity (although extensive archaeological remains are known on Netley Common). It seems very unlikely that any archaeological issues will arise</p>
Ecology	<p>Pond present within 30m south of site. Impacts on great crested newts will need assessing if present however habitat on site likely to be of low value to GCN compared to surrounding woodland so mitigation likely to be possible. Potential for disturbance of bats using the woodland from lighting.</p> <p>North-west of site is adjacent to M27 corridor PBL. Not within a PBA.</p> <p>Risk of acid grassland present – as is present on adjacent site.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>EH Consultation response</p> <p>Air Pollution - Close proximity to M27 will result in site partially or wholly being above annual and potentially, hourly target levels for NO2. Development if implemented likely to lead to declaration of new AQMA. Residential should be discouraged as potential for non-compliance with hourly human health limit value for NO2.</p>

	<p>Land Contamination - Potential impact from former uses of the land.</p> <p>Noise - Significant adverse impact by traffic noise from M27. END¹ Important area ID 5560 on opposite side of M27 indicating very high noise levels present for road traffic noise. Site rises in height moving away from the M27 reducing the effectiveness of noise screening options.</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	Majority of site within sharp sand and gravel mineral safeguarding area.
Pipeline	TBC
Planning Application	Permission for 14 units and an industrial (15/76447) granted on adjacent site to the south, intermediate of the site and St John's Road.
Topography	Site rises in height moving away from the M27.
Utilities	TBC
Other	N/A
DEVELOPABILITY	<p>Y - Whilst EBC Environmental Heath Officers have raised possible air and noise pollution constraints. It is considered appropriate mitigation may be provided due to the adjacent site being approved for residential development (15/76447), which is seen in the same context. Furthermore, Phase 1 St Johns Road (north of Site 15) has proposed development far closer to the M27 than would be on the site. The key to enabling development on site will be achieving a suitable vehicular access point. This may be achieved through the adjacent residential development (15/76447) however it would be upon surfacing which is a no dig driveway to preserve root protection areas. Further clarification is being sought from EBC Tree Officers as to whether vehicular access could be proposed at this location to serve residential development upon the site.</p>

DEVELOPABLE AREA	<p><i>Gross Area: 0.6ha</i></p> <p><i>Arboricultural Deduction: N/A - believed an appropriate buffer from the woodland (inc tpo) and other tree lined boundaries can be encompassed within housing (amenity/garden) or non-housing (open space/landscaping) areas.</i></p> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> • Reduction for SUDS provision (10%) = 0.0ha <p>0.6ha - 0.06ha = 0.54ha</p> <p><i>Tapping the Potential:</i></p> <p>90% gross to net ratio (of 0.54ha)</p> <ul style="list-style-type: none"> • Housing Area = 0.486ha • Non-Housing Area = 0.054ha
DENSITY	30dph
DEVELOPMENT CAPACITY	<p>0.486ha x 30dph = 15.8</p> <p>Dependent upon further clarification from EBC Tree Officer and whether appropriate air & noise mitigation can be incorporated into the design.</p>
NOTES	
N/A	

Site: 46

Name: The Coach House, Netley Firs Road

SLAA Reference: 9-25-C



			✓
LAND OWNERSHIP / SOURCE	Mr and Mrs Hall / Landowner		
SITE AREA	1.7ha		
PLANNING HISTORY	N/A		
CONSTRAINTS / CONSIDERATIONS			
Access	Narrow single width vehicular access from Upper Northam Close into the site. Sufficient widening to provide a dual width entry and appropriate visibility splays would result in the loss of adjacent mature trees. Less constrained vehicular access via Netley Firs Road to the east. This access however will also be used in relation to the Conservative Club adjacent to the site. Both access points are constrained by adjacent tpo designations.		
Agriculture	3 & 4		
Arboriculture / TPO	The site is covered by 2 tpo's (140-E & 139-E) and an area of extensive woodland (south parcel). This area total 1.01ha of the total site area. Other boundaries are covered by mature tree vegetation enclosing the site from the wider area. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.		

	 <p>TPO 140-E covering all tree species</p> <p>TPO 139-E covering all tree species</p>
Archaeology	<p>There are no archaeological sites recorded at this location nor any substantive sites recorded in the immediate vicinity. It seems very unlikely that any archaeological issues will arise</p>
Ecology	<p>Bats may roost in the Coach House and farm buildings and mature trees. Reptiles may be present in grassland. Risk of dormouse presence.</p> <p>West of site is within the M27 corridor PBL. Not within a PBA.</p> <p>Direct impacts to lowland deciduous woodland to be avoided. Risk of species rich grassland remnant present.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>EH Consultation response</p> <p>Air Pollution - Close proximity to M27 will result in site partially or wholly being above annual and potentially, hourly target levels for NO2. Development if implemented likely to lead to declaration of new AQMA. Residential should be discouraged as potential for non-compliance with hourly human health limit value for NO2.</p> <p>Land Contamination - Low potential for impact.</p> <p>Noise - Significant adverse impact by traffic noise from M27. Half of the site within END¹ Important area ID 6208 for road traffic noise, indicating very high noise levels present. Site rises in height</p>

	moving along and away from the M27 reducing the effectiveness of noise screening options.
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	Sharp sand and gravel mineral safeguarding area in south.
Pipeline	TBC
Planning Application	N/A
Topography	Sharp rise of 20m from north to south. 10m rise from north to south from mature woodland on site to Upper Northam Close.
Utilities	Overhead electricity lines.
Other	2 existing buildings (including large detached dwelling and curtilage on site.
DEVELOPABILITY	N - Highways - Upper Northam Close access is unviable to serve development due to trees covered by a tpo which require removal to facilitate a dual width access, Netley Firs Road serves existing community use (Conservative Club) therefore there may be a conflict over vehicle movements, Arboriculture - clearance required to widen developable area of site, Topographic, Air & Noise Pollution constraints.
DEVELOPABLE AREA	N/A
DENSITY	N/A
DEVELOPMENT CAPACITY	N/A
NOTES	
	N/A

Site: 48

Name: Land off The Drove

SLAA Reference: 11-26-C



			✓
LAND OWNERSHIP / SOURCE	The Wiseman Family / Landowner		
SITE AREA	0.47ha		
PLANNING HISTORY	N/A		
CONSTRAINTS / CONSIDERATIONS			
Access	<p>Existing vehicular access point to the south of the site, intermediate of Odd Nos 17-25 The Drove and 27 and The Drove. This single width access serves the larger agricultural fields to the north. The close proximity of vehicle access points to the site access may lead to a highways objection on safety grounds.</p> 		
Agriculture	4		

<p>Arboriculture / TPO</p>	<p>The site is enclosed for the most part by mature tree vegetation along each boundary. The interior of the site appears to be overgrown shrubs/bracken. There are no associated tpo designations. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p>  <p>No protected trees in the area you highlighted</p>
<p>Archaeology</p>	<p>There are no archaeological sites recorded at this location nor any substantive sites recorded in the immediate vicinity (although extensive archaeological remains are known at Moorgreen Hospital close by). It seems unlikely that any archaeological issues will arise</p>
<p>Ecology</p>	<p>Risk of dormice in scrub or use by reptiles. Risk of bats roosting in trees.</p> <p>M27 PBL is within the site.</p> <p>Lowland broadleaved woodland appears to be present along the site boundaries.</p>
<p>Environmental Heath (Contamination, Noise & Air Quality)</p>	<p>EH Consultation response</p> <p>Air Pollution - Close proximity to M27 will result in site partially or wholly being above annual and potentially, hourly target levels for NO2. Development if implemented likely to lead to declaration of new AQMA. Residential should be discouraged as potential for non-compliance with hourly human health limit value for NO2.</p> <p>Land Contamination - Low potential for impact.</p> <p>Noise - Significant adverse impact by traffic noise from M27. Site mostly within END¹ Important area ID 12648 for road traffic noise, indicating very high noise levels present. Small site has limited</p>

	options for screening noise from the M27.
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	TBC
Pipeline	TBC
Planning Application	Site lies adjacent (north west) of a residential development (Z/27709/004/00) for the erection of five detached dwellings.
Topography	Flat
Utilities	TBC
Other	N/A
DEVELOPABILITY	N - Site access from The Drove is associated with a track which provides access to the agricultural fields to the north west. This access is single lane without the opportunity to allow vehicles to pass each other. Furthermore, the entrance to this track is in very close proximity to accesses to adjacent residential properties (Odd Nos 17-25 The Drove and 27 and The Drove). It is considered this isn't suitable to provide access to serve residential development on site, nor can it be altered to do so. Further constraints of the air and noise pollution are apparent with environmental health offices advising against residential development at this location.
DEVELOPABLE AREA	N/A
DENSITY	N/A
DEVELOPMENT CAPACITY	N/A

NOTES
N/A