



www.landuse.co.uk

Addendum to the Sustainability Appraisal of the Eastleigh Borough Local Plan

Sustainability Appraisal Addendum
Prepared by LUC
June 2019

Project Title: Addendum to the Sustainability Appraisal of the Eastleigh Borough Local Plan

Client: Eastleigh Borough Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
1.0	09/05/2019	Draft for client comment	Laura Field Sarah Smith	Sarah Smith	Helen Kent
2.0	14/06/2019	Revised draft	Sarah Smith	Helen Kent	Helen Kent
3.0	17/06/2019	Final	Sarah Smith	Helen Kent	Helen Kent



www.landuse.co.uk

Addendum to the Sustainability Appraisal of the Eastleigh Borough Local Plan

Sustainability Appraisal Addendum
Prepared by LUC
June 2019

Planning & EIA
Design
Landscape Planning
Landscape Management
Ecology
GIS & Visualisation

LUC LONDON
43 Chalton Street
London
NW1 1JD
T +44 (0)20 7383 5784
london@landuse.co.uk

Offices also in:
Bristol
Edinburgh
Glasgow
Lancaster
Manchester



Land Use Consultants Ltd
Registered in England
Registered number: 2549296
Registered Office:
43 Chalton Street
London NW1 1JD
LUC uses 100% recycled paper

Contents

1	Introduction	1
2	Methodology	2
3	Assessment of Additional Reasonable Alternative Sites	3
	Overview	3
	Assessment results	7
	Proposed Changes to the Local Plan	7
4	Assessment updates as a result of consultation comments	10
	Overview	10
5	Summary and Conclusions	11
Appendix 1		12
	SA Framework used in the SA of site allocation options	12
Appendix 2		13
	Assessment Matrices for Additional Site Options	13
Tables		
	Table 3.1 List of additional site options	3
	Table 3.2: SA scores for additional site options	9
Figures		
	Figure 2.1: Key to symbols and colour coding used in the SA of the Eastleigh Local Plan	2
	Figure 3.1: Other Housing Sites - North	5
	Figure 3.2: Other Housing Sites – South	6

1 Introduction

- 1.1 A Sustainability Appraisal (SA) Report was prepared by LUC in conjunction with Eastleigh Borough Council ('the council') as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the emerging Eastleigh Borough Local Plan 2016-2036. The latest version of this is the SA Report to accompany the Eastleigh Borough Proposed Submission Local Plan at Regulation 19 consultation stage (June 2018).
- 1.2 The Proposed Submission Local Plan and accompanying SA Report were subject to consultation from June 2018 until August 2018 and the Local Plan, supporting evidence and consultation responses were submitted for Examination on 31st October 2018.
- 1.3 This document has two main functions:
 - To summarise updates to the SA required in response to consultation responses.
 - To present an assessment of additional reasonable alternative site allocation options identified through the Regulation 19 consultation.
- 1.4 Modifications to the Local Plan are being prepared by Eastleigh Borough Council in response to issues raised in the Regulation 19 consultation and changes in circumstance since the Proposed Submission Local Plan was produced. Once finalised, we will consider whether these modifications are likely to have significant effects in terms of sustainability and carry out further SA work, where necessary.

2 Methodology

- 2.1 The June 2018 SA Report assessed each policy and site allocation against 13 SA objectives, which together formed the SA framework. The SA framework used to appraise the Local Plan is presented in **Appendix 1**. The SA used colour-coded scores attributed to each policy and site allocation option to indicate its likely sustainability effects and performance against each SA objective. **Figure 2.1** shows how these scores were applied to the appraisals.

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

++	The option is likely to have a significant positive effect on the SA objective(s).
+	The option is likely to have a positive effect on the SA objective(s).
0	The option is likely to have a negligible or no effect on the SA objective(s).
-	The option is likely to have a negative effect on the SA objective(s).
--	The option is likely to have a significant negative effect on the SA objective(s).
?	It is uncertain what effect the option will have on the SA objective(s), due to a lack of information.
+/-	The option is likely to have a mixture of positive and negative effects on the SA objective(s).

- 2.2 In order to ensure that the assessments of the additional sites included in this document are consistent with the previous SA work, the information sources used are the same as those listed in Table A4.1 of the June 2018 SA Report.

3 Assessment of Additional Reasonable Alternative Sites

Overview

- 3.1 This chapter presents the assessment of 14 additional site allocation options that were proposed by consultees during the Regulation 19 consultation. These site options were deemed to be reasonable alternatives to those in the Proposed Submission Local Plan and are listed in **Table 3.1**. In addition, some sites were put forward in the Regulation 19 consultation that comprised part of sites previously assessed but were considered sufficiently different to warrant assessment in their own right¹.
- 3.2 In line with the Council’s previous shortlisting process, sites proposed at this stage were not considered to be reasonable alternatives if they:
- Have very similar boundaries to those previously submitted and assessed through the SA.
 - Were one of the 214 sites considered through the Strategic Land Availability Assessment (SLAA)² process but ruled out at an early stage by the Council (and were therefore not previously assessed through the SA process as they were not considered to be reasonable).
 - Were small sites not capable of delivering 10 units or more.
- 3.3 In addition, specific development sites have not been identified in the urban area as the Proposed Submission Local Plan includes a presumption in favour of development in urban areas. This reflects the NPPF and is set out in Policy 2 of the Local Plan, which states ‘*the urban edge... defines the main built-up areas within which there is a presumption in favour of new development*’. This approach has been subject to SA in the assessment of Policy S2 in the main SA Report.

Table 3.1 List of additional site options

Site ID	Additional ‘omission’ sites
HF	Hatch Farm, Allington Lane (part of SGO E), West End
AL	Two parcels of land at South of Allington Lane (part of SGO D), Bishopstoke
AB	Land at The Ageas Bowl, West End
WL	Land off Woodhouse Lane, Hedge End
OW	Oakview & Wesley House, Burnetts Lane, West End
SL	Land north of Satchell Lane, Hamble (previously described as Land at Satchell Lane, Hamble)
UN	Uplands Nurseries, Winchester Street, Botley

¹ Land at Shop Lane is part of previously assessed site 37: Lane to the east of Shop Lane and Land at Denham’s corner is part of previously assessed site 17: Land north of Bubb Lane and land north of Hedge End (part) and site 18: Land north of Hedge End (part) and land north of Hedge End railway station.

² <https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/local-plan/emerging-local-plan-2016-2036/strategic-land-availability-assessment>

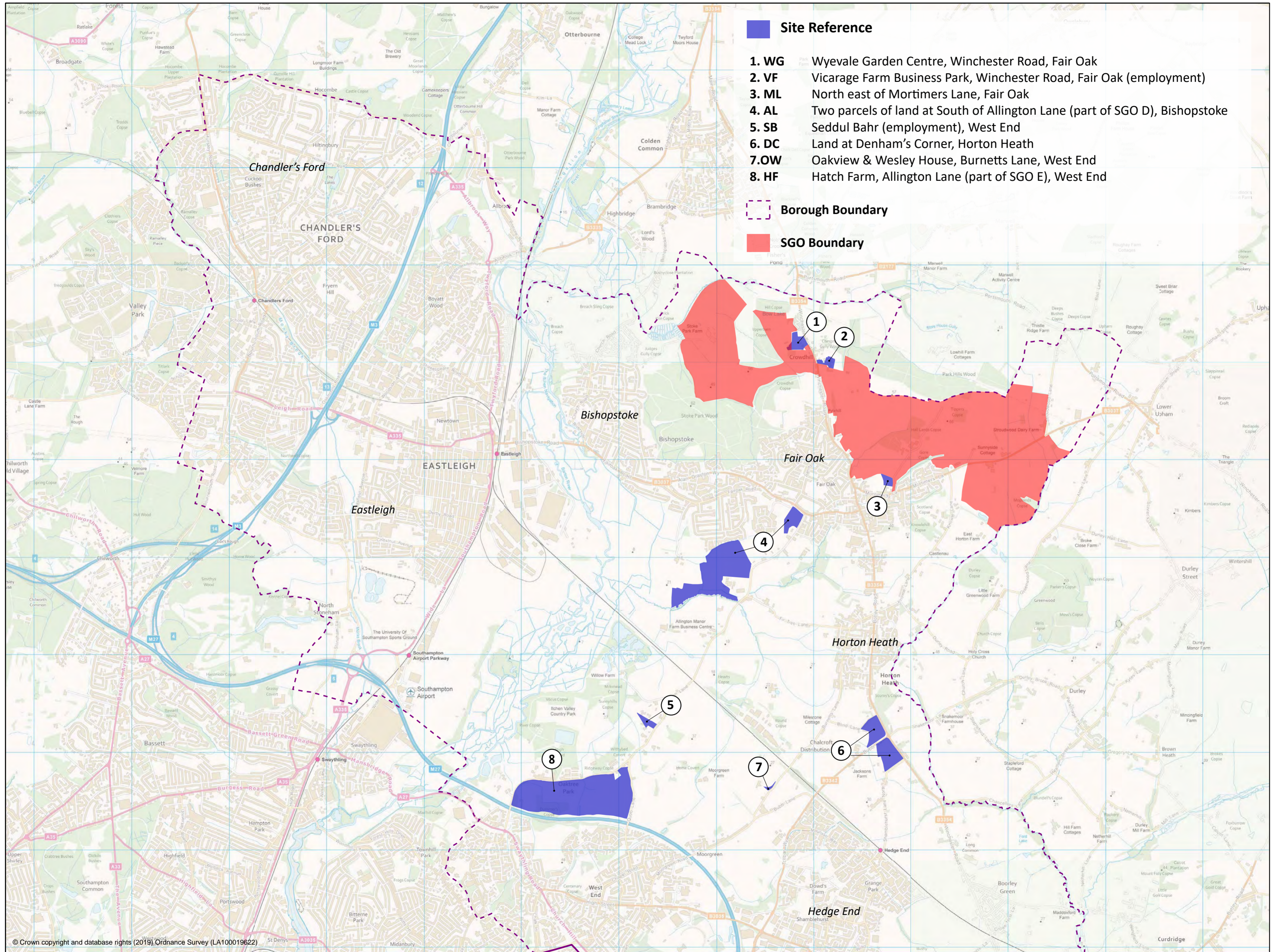
Site ID	Additional 'omission' sites
WG	Wyevale Garden Centre, Winchester Road, Fair Oak
VF	Vicarage Farm Business Park, Winchester Road, Fair Oak (employment)
DC	Land at Denham's Corner, Horton Heath
MR	Land south of Mallards Road, Bursledon ³
SB	Seddul Bahr (employment), West End
Sh	Shop Lane, Hound
ML	North east of Mortimers Lane, Fair Oak

3.4 The Locations of these new sites are shown in **Figure 3.1** and **Figure 3.2**.

3.5 The Council also identified an alternative boundary for SGO B/C. The alternative boundary consists of the addition of the Wyevale Garden Centre site (WG in **Table 3.1**). The assessments presented in the previous SA for the SGO based on its boundary alone, presented in Appendix 6 of the June 2018 SA Report, and for Strategic Policy S5, presented in Chapter 6 of the June 2018 SA Report have been reviewed, and would not change as a result of the inclusion of this additional parcel of land.

³ This site was ruled out in the SLAA, subject to an ongoing appeal against refusal of planning permission. As the appeal had not been resolved when the SLAA and background paper was written, it was assessed for completeness. The appeal was dismissed due to fundamental impacts on the strategic gap.

Title: **Figure 3.1:**
Other Housing Sites
- North

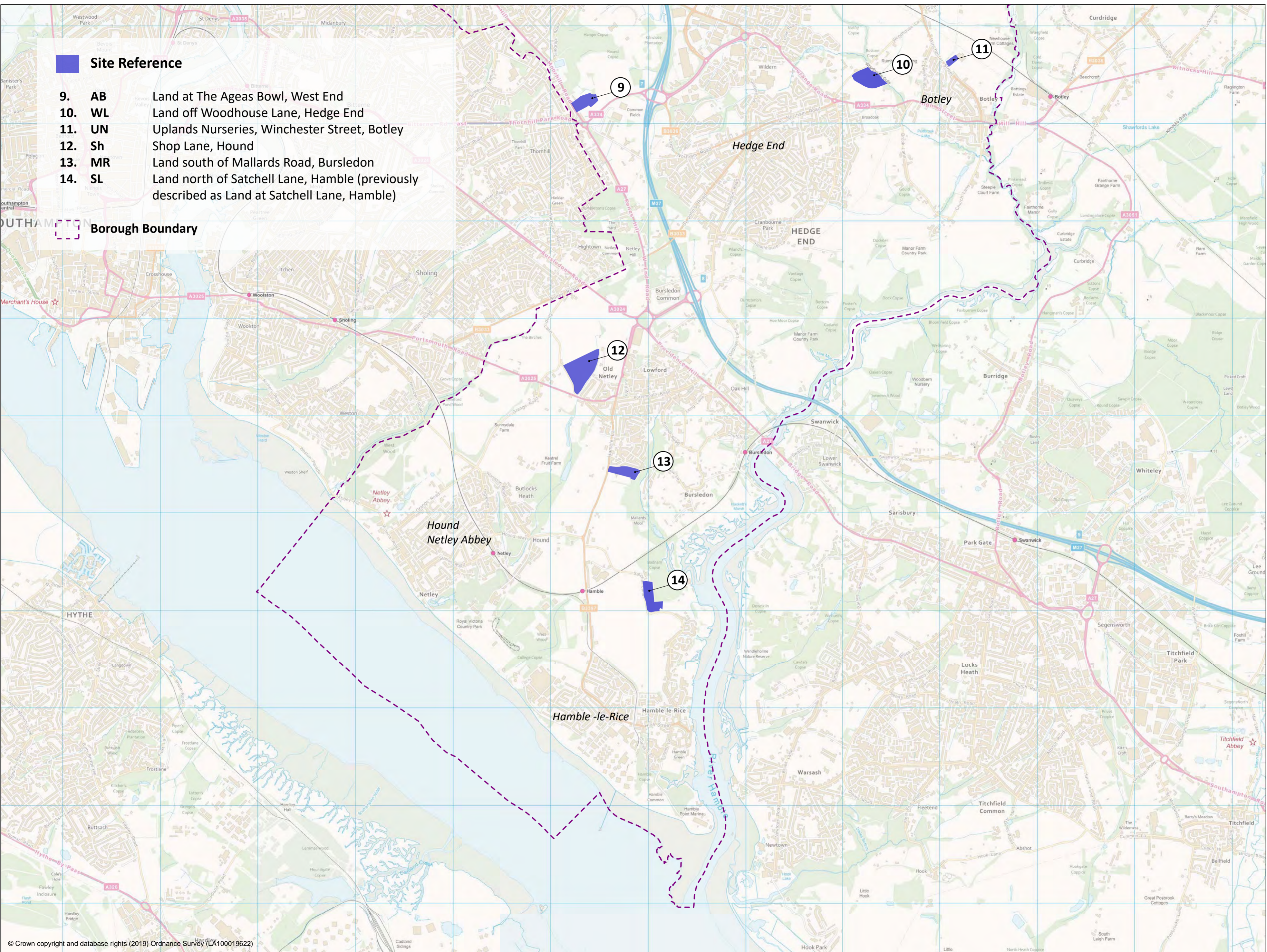


- Site Reference**
- 1. **WG** Wyevale Garden Centre, Winchester Road, Fair Oak
 - 2. **VF** Vicarage Farm Business Park, Winchester Road, Fair Oak (employment)
 - 3. **ML** North east of Mortimers Lane, Fair Oak
 - 4. **AL** Two parcels of land at South of Allington Lane (part of SGO D), Bishopstoke
 - 5. **SB** Seddul Bahr (employment), West End
 - 6. **DC** Land at Denham's Corner, Horton Heath
 - 7. **OW** Oakview & Wesley House, Burnetts Lane, West End
 - 8. **HF** Hatch Farm, Allington Lane (part of SGO E), West End
- Borough Boundary**
- SGO Boundary**

Scale: 1:25000
Map Ref: SU4718
Date: 16/05/2019



Title: **Figure 3.2:**
Other Housing Sites
- South



Scale: 1:25000
Map Ref: SU4709
Date: 16/05/2019



Strategy - Strategic Planning

Assessment results

- 3.6 Full assessment matrices for all additional sites are presented in **Appendix 2** and a summary of SA scores for these is presented in **Table 3.2**. These sites are located across the Borough, although they are slightly more concentrated to the south and east.
- 3.7 A mix of positive and negative effects has been identified with regards to these additional sites. Of those that are proposed for housing, most are expected to have significant positive effects with regards to housing provision (SA objective 1), with the others having minor positive effects, in line with other housing sites assessed in earlier iterations of the SA.
- 3.8 Generally positive or negligible scores were recorded against SA objective 2 (health and wellbeing).
- 3.9 The additional sites are generally identified as having negative effects with regards to access to public transport (SA objectives 3 and 4), which again reflects the sites assessed in earlier iterations of the SA.
- 3.10 In terms of access to local services and facilities, few sites were located in proximity to major employment centres or shopping centres, therefore resulting in generally minor negative effects on SA objective 4.5(a). Most additional sites are within a reasonable distance of health facilities (SA objective 4.6) and primary schools (SA objective 4.8); therefore mostly positive and negligible effects were recorded in relation to these objectives.
- 3.11 Generally negative effects were identified against SA objective 5 (natural resources), with some positive effects for the sites that consist of previously developed land. As with the options assessments in earlier iterations of the SA, all residential sites score a positive uncertain effect for SA objective 5.4, as all have potential to deliver allotments or community farms.
- 3.12 All sites were assessed as having either negative or negligible effects for SA objective 12 (landscape and townscape). Significant negative effects were recorded for Land off Woodhouse Lane, Land north of Satchell Lane, Land at Denham's Corner, Land south of Mallards Road and Shop Lane. This is because development at these sites is considered likely to have substantial adverse effects on the Strategic Gap, setting a precedent that may lead to settlement coalescence.
- 3.13 The remaining SA objectives were generally assessed as either negative or negligible, which largely reflects options assessments in earlier iterations of the SA.

Proposed Changes to the Local Plan

- 3.14 The Council are proposing to take forward the extension to SGO B/C to include the Wyevale Garden Centre site (WG). This is because the allocation of SGO B/C is considered to facilitate the redevelopment of this site and the owners have confirmed that the site is immediately available for development. The Council also notes that development would be on previously developed land and extend the SGO frontage onto Winchester Road. As outlined above (para. 3.5), inclusion of this site does not alter the previous SA results for SGO B/C or Strategic Policy S5.
- 3.15 The Council does not propose to take forward any of the additional sites. This is largely because the Council does not consider inclusion of omission sites necessary unless there are issues with the existing proposed site allocations and overall housing supply. The Council is confident that the sites currently proposed are the best locations for development, deliverable and include a sufficient buffer to meet housing targets even if some sites did not come forward. In addition, the Council's original site assessment did not take forward sites scoring poor or poor/average with regards to the countryside gaps criteria, which would rule out those sites that were considered to have significant negative effects on SA objective 12.1. This reflects the outcome of recent appeals at Mallards Road and on another site to the north of Satchell Lane (Land to the rear of Blackthorn Health Centre), where planning applications were rejected due to fundamental issues of their impact on the strategic gap. The Council notes that although Oakview and Wesley House (OW) is not within a strategic gap, it is in a countryside location and the site is isolated from

existing settlement, amenities and facilities. In addition, the size of the site means that it may not deliver 10 dwellings.

- 3.16 The Council notes that Seddul Bahr (SB) was considered in the SLAA, which noted the site's location outside the urban edge in the countryside and concerns about its access off Allington Lane. A planning application for light/general industrial uses was refused by the Council and the subsequent appeal dismissed. Vicarage Farm Business Park (VF) was not put forward in the SLAA. There are a number of employment sites in the borough that are not specifically allocated in the Local Plan but are protected by the strategic employment policy S4(v). The Council considers this provides sufficient protection for the business centre without the need to allocate the site.

Table 3.2: SA scores for additional site options

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

4 Assessment updates as a result of consultation comments

Overview

- 4.1 This Chapter presents updates to the SA requires as a result of consultation comments.
- 4.2 The SA of the Eastleigh Proposed Submission Local Plan was subject to consultation alongside the Plan itself from 25th June to 8th August 2018. A number of responses to this consultation specifically addressed the SA, a small number of which require changes to the SA. Detailed comments were received on the SA scoring, particularly with regards to the SGO and the related policy (Strategic Policy S5). Other comments received related to the treatment of reasonable alternatives, in terms of how they were assessed and the justification for taking certain options forward, and how the SA influenced the plan. No changes to the SA were considered necessary as a result of these comments, as we consider that assessments were undertaken on a fair and equal basis, using the assumptions presented in Appendix 4 of the SA Report to ensure consistency between appraisals. Results of the SA were sent to the Council before decisions on the Local Plan were finalised, therefore allowing the SA to influence the Local Plan.
- 4.3 Only one comment was considered to require a change to the SA. This comment noted that paragraph 2.33 of the SA of the Proposed Submission Local Plan states that *'...details of proposals from site promoters, site-specific studies and surveys etc. have not been taken into account in the SA'*, which is not in line with the information sources listed in Appendix 4. As such, this text should be considered to be deleted from paragraph 2.33 of the SA.

5 Summary and Conclusions

- 5.1 This document has presented an assessment of additional reasonable alternative site allocations, summarised the updates to the SA required in response to consultation responses.
- 5.2 With regards to the additional reasonable alternative site allocations, a mix of positive and negative effects has been identified. Of those that are proposed for housing, most are expected to have significant positive effects with regards to housing provision (SA objective 1) and most have generally negative effects with regards to access to public transport (SA objectives 3 and 4). Effects against other SA objectives are mixed. The only change resulting from submission of the 14 additional omission sites is the extension of SGO B/C to incorporate the Wyvale Garden Centre site. The extension of the SGO boundary does not change any of the previous SA assessments. The Council is not proposing to allocate any other additional sites in the Local Plan.
- 5.3 No substantial updates to the SA Report were required as a result of consultation comments received on the SA.

LUC

June 2019

Appendix 1

SA Framework used in the SA of site allocation options

Table A1.1: SA Framework for Eastleigh Borough

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

Appendix 2

Assessment Matrices for Additional Site Options

Hatch Farm

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has capacity to provide 460 residential dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	The site is located in excess of 800m from either a community hall or library.
2.2 Are health facilities available locally?	+?	The south western corner of the site is approximately 470m from Townhill Surgery. Due to the scale of the site, the northern and eastern sections of the site are in excess of 1000m from the above medical establishment.
2.3 What effect would the development have on local provision of sports pitches and facilities?	-?	Development at this site could lead to the loss of part of the Itchen Valley Country Park, which crosses over into the western corner of the site, and Russell Equestrian centre.
2.4 Is public open space available locally?	+	The site is located within 300m of existing publicly accessible open space, including Itchen Valley Country Park, Barnsland, Romhill Close and Megan Green.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no footpaths or cycleways crossing or adjacent to this site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This site is located over 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	This site is located over 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	-	This site is in excess of 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The western side of the site is located within 800m of the First 8 semi frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	This site is in excess of 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	There is no new industrial, office or warehousing floorspace being considered for this site.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this site will not result in any loss of existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	No loss of commercial facilities or other facilities in town, district or local centres.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station?	--	This site is over 1400m from a major rail

SA objective/ criterion		Justification
(same score as 3.1a)		station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located in excess of 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This site is in excess of 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The western half of the site is located within 800m of the First 8 semi frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This site is in excess of 1000m to the nearest major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	This site would not include employment use.
4.6 Are health facilities available locally? (same score as 2.2)	+	The south western corner of the site is approximately 470m from Townhill Surgery. In addition the north and eastern sections of the site are in excess of 1000m from the above medical establishment and others in West End.
4.7 Are shopping and related services available locally?	0	The majority of the site lies more than 800m from shopping facilities. However, the south western corner is within 600m of shopping facilities in Townhill, Southampton.
4.8 Is the location close to a Primary school?	0	The entirety of the site is within 800m from Townhill Infant School.
4.9 Is the location close to a Secondary school?	--	This site is in excess of 2km from the nearest secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycleways crossing or adjacent to this site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The southern boundary of the site is bounded by the M27, which acts as barrier particularly for pedestrians and cyclists between the site and the key destination of Southampton and facilities there.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The north and western parts of the site are located within a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	- --	The majority of the site lies within an area of lower quality agricultural land and the eastern section consists of medium quality agricultural land. In addition, a small area in the south eastern corner lies within an area of the highest quality agricultural land.
5.3 Will it use previously developed land?	-	This is a greenfield site, with the exception of a small scale recreation equestrian site in the south western corner.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-	The site is located within 200m of the M27, where it is likely to be affected by significant noise, although it is not within an AQMA.
6.2 Will development increase pollution?	-?	Development is likely to lead to an increase in air pollution due to increased traffic from a change in countryside land use to large-scale residential development.

SA objective/ criterion		Justification
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	A brook passes through the centre of the site, where it's surrounding floodplain is classified as flood risk zone 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-?	The site at its closest point is 385m and 420m east of the River Itchen SSSI and River Itchen SAC respectively. There is direct connectivity to the SSSI and SAC by surface watercourses. Increased traffic movements could lead to air quality issues and associated ammonia and nitrogen deposition within the SAC and the site could be affected by increased recreation. Mitigation is proposed in the form of 20m buffers and naturalised SuDS and permeable paving.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-?	The site is bounded by a number of SINCS including Itchen Valley Country Park, High Wood and Withybed Covert/Ridgeway Copse. In addition, the entire Dummers Copse North, a SINC is located in the southern section of the site. EBC has stated that woodland will not be lost to development, although it could still be indirectly impacted by development.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	Managed grasslands, grazing marsh, broadleaved woodland, hedgerows and watercourses have all been identified present at the site. Dummers Copse is also a HBIC Biosite and Nature Conservation Designation and the site contains part of the Itchen Valley Country Park (countryside service site).
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The site comprises a priority biodiversity link along the M27 on the southern boundary of the site.
10.5 Will the development adversely affect ancient woodland?	-?	Eastleigh Borough Council has stated that woodland will not be lost due to development, although Dummers Copse ancient woodland is contained within the site boundaries, where it could be indirectly impacted by development.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees on site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycleways crossing or adjacent to this site.

SA objective/ criterion		Justification
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	This site was assessed as having average potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The site was assessed as having moderate sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-	A pillbox and anti-aircraft battery archaeological sites are located within the eastern part of the site. There is potential that development may have a negative impact on these heritage assets.

Land at South of Allington Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has the capacity to provide 500 dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	++	This site is within 400m of a number of parish halls, including St Pauls Church Hall and 800m of a library in Fair Oak.
2.2 Are health facilities available locally?	++	The site is within 400m of Stokewood Surgery in Bishopstoke.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development at this site will not lead to the loss of any sports pitches or recreation facilities.
2.4 Is public open space available locally?	+/- ?	Blackberry Drive and Templecomb Road are areas of amenity Open Space, which will be adjacent to the potential residential development and be easily accessible by residents. In addition, West Horton Farm green route is located approximately 300m from the site. However, development in the northern part of the site is likely to lead to the partial loss of Blackberry Drive yet it is uncertain if there is proposed replacement.

SA objective/ criterion		Justification
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	There is a network of existing footpaths that cross the site and its boundaries, which connect the site to the settlements of Bishopstoke and Fair Oak.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is in excess of 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is in excess of 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	++	The site is adjacent to the Bluestar 2 a frequent bus route, which passes the northern boundary of the site along the B3037.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is situated more than 800m from a semi-frequent bus service.
3.1 (e) Is the location close to a major employment centre?	-	The site is in excess of 1000m from the nearest major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this site will not result in any loss of existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located over 1400m to a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located in excess of 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The site is adjacent to the Bluestar 2 a frequent bus route, which passes the northern boundary of the site along the B3037.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located in excess of 800m from a semi-frequent bus service.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is located over 1000m to a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	This site is expected to provide residential only development.
4.6 Are health facilities available locally? (same score as 2.2)	++	The site is within 400m of Stokewood Surgery in Bishopstoke.
4.7 Are shopping and related services available locally?	0	This site is approximately 450m from Fair Oak and Sandy Lane Local Centres as well as Whalesmead in Bishopstoke.
4.8 Is the location close to a Primary school?	++	This site is situated approximately 400m from Fair Oak Junior School.
4.9 Is the location close to a Secondary school?	++	The site is located within 800m of Wyvern Technology college.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a network of existing footpaths that cross the site and its boundaries which connects the site to the settlements of Bishopstoke and Fair Oak.

SA objective/ criterion		Justification
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+?	The primary route to the site is along the main roads of Allington Lane and the B3037, where no geographical barriers lie between the site and key destinations/facilities.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site is located within a Mineral Safeguarding Area and a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site lies within an area of lower quality agricultural land.
5.3 Will it use previously developed land?	-	The entirety of this site is located on greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotment or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not within 200m of a railway, motorway or AQMA.
6.2 Will development increase pollution?	-?	Development is likely to lead to an increase in air pollution due to increased traffic from a change from countryside land use to a large-scale residential development.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	Development will likely lead to the loss of a 30,000 square metre section of Blackberry Drive amenity open green space.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not located within an area of surface water flood risk or Flood Zone 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-?	The south western corner of the southern part of the site is located approximately 150m east from the Itchen River SAC/SSSI. In addition, waterways pass through the site, which directly connect to the SAC. In addition, development could lead to air quality issues, such as ammonia and nitrogen deposition, as well as increased recreation in the SAC. Mitigation is proposed in the form of naturalised SuDS and permeable paving.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-	West Horton Farm Woods SIC (270m west), Quobleigh Pond and Woods SINC (310m east) and Wyvern Technology College SINC (530m to east) could be impacted as a result of increased recreational pressure.

SA objective/ criterion		Justification
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	The south western corner of the site is located within Itchen Valley, a PBA and an EBC Biodiversity Opportunity Area and contains lowland deciduous woodland and floodplain grazing marsh. The site lies adjacent to HBIC Biosite and Priority Biodiversity Area, St Swithuns Well Woodland. The site has a likely presence of protected species within the managed grassland, wooded areas, hedgerows and Great Crested Newt ponds found within 500m of the site.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--?	The south eastern boundary of the site contains the Itchen Valley PBA and Biodiversity Network Opportunity (BOA) and the area is located adjacent to the Chalcroft Priority Biodiversity Link. It is also identified within the Ecological Network Opportunities (arable floodplain).
10.5 Will the development adversely affect ancient woodland?	0	EBC has stated that development in the district will not lead to the loss of any woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees on site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a network of existing footpaths that cross the site and its boundaries which connects the site to the settlements of Bishopstoke and Fair Oak.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	Development will likely lead to the loss of a 30,000 sq metre section of Blackberry Drive amenity open green space.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	This site was assessed as having average potential for development in relation to avoiding settlement coalescence, as part of the site is characterised as land contained within the settlement edge.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	This site is assessed as having moderate to low sensitivity in terms of development to the landscape.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	Elgin Lodge and Lakesmere House, locally listed buildings associated with Kings School, are located within 100m of the site boundaries. Grade II listed West Horton Farm Cottage and Firtree Farmhouse are within 350m of the site. In addition, there is a deserted prehistoric settlement of archaeological importance approximately 200m south of the site. All heritage assets are screened by hedges and topography, although there could still be a minor adverse impact on the wider context of these features.

Land at Ageas Bowl

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has the capacity to provide a maximum of 100 residential dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The north of the site is located approximately 400m from a Parish Hall in West End.
2.2 Are health facilities available locally?	-	This site is approximately 1400m of a number of medical establishments, including a hospital in Moorgreen and West End GP Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not result in loss of a sports pitch or facility.
2.4 Is public open space available locally?	+	The site is located within 300m of existing publicly accessible open space, including Telegraph Woods and Bacon Hill Woodland Park.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There is no footpath or cycle path that crosses the location or is adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is in excess of 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located more than 1.2km from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located in excess of 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The site is located in excess of 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is in excess of 1000m from the nearest major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	The site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	There is no existing employment at this site, therefore development will not lead to a net loss in employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This site is outside a district or local centres and will not result in the loss of a primary shopping area.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is in excess of 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located more than 1200m from a minor rail station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	This site is in excess of 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The site is located in excess of 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This site is in excess of 1000m from the nearest major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	This site is expected to provide residential development.
4.6 Are health facilities available locally? (same score as 2.2)	-	The site is located within approximately 1400m of a number of medical establishments, including a hospital in Moorgreen and West End GP surgery.
4.7 Are shopping and related services available locally?	--	This site is more than 800m from shopping facilities.
4.8 Is the location close to a Primary school?	+	The site is located approximately 500m from Kanes Hill Primary School.
4.9 Is the location close to a Secondary school?	-	The site is located approximately 1800m west of Wilden Secondary School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There is no footpath or cycle path that crosses the location or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	--	The primary route to the site is from the A27. The A334 runs along the south of the site and the M27 is within close proximity of its south eastern boundary, separating the site from neighbouring Hedge End.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site lies within a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The majority of the site lies within an area of lower quality agricultural land. However, the south eastern corner of the site is located within an area of medium quality agricultural land.
5.3 Will it use previously developed land?	-	This is a greenfield site.
5.4 Will it deliver or support allotments or community farms?	+	There will be no loss of allotments or community farms. The location could be suitable for these but this unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-	The entirety of the site is located adjacent to the A27 and the A334, where it could be affected by significant noise.
6.2 Will development increase pollution?	-?	It is expected that development will likely result in a limited increase in noise pollution as a result of intensification of use in the countryside.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not an area of surface water flood risk and location is not in Flood Zone 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.

SA objective/ criterion		Justification
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0?	Development will not negatively impact or lead to loss of an internationally or nationally designated site.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	Development will not negatively impact or lead to the loss of a locally designated biodiversity site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	The site is bounded to the north by Hickley Farm Woods, a HBIC Biosite.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The site lies within Netley and Bursledon Commons, a Priority Biodiversity Area.
10.5 Will the development adversely affect ancient woodland?	0	Development will not lead to the direct loss of any ancient woodland in the district.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	TPO trees are situated along the frontage of the site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There is no footpath or cycle path that crosses the location or is adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development at this site will lead to a minor change in coalescence, as the site is no longer located within a gap due to the urbanising effect in Southampton, Hedge End and along the M27.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The site is located within an already urbanising area where the potential for negative impacts on the landscape is limited.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	The site is not within close proximity of any heritage assets.

Land off Woodhouse Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has the capacity to provide 156 residential dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The north of the site is located approximately 600m from two Parish Halls in Botley.
2.2 Are health facilities available locally?	0	The site is located within approximately 800m from Botley Health Care Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	This site is not located within proximity of a sports facility.
2.4 Is public open space available locally?	+	The site is located adjacent to existing publicly accessible open space, including a Woodhouse Lane Recreational Ground and Bottom Cope green link.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There is a cycle route as part of the Eastleigh Cycle Network, to the north of the site which is connected to the centre of Hedge End.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is excess of 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located more than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located in excess of 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	A very small part of the north west corner of the site is approximately 800m from the First 8 semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is in excess of 1000m from the nearest major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	The site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	SLAA assessments do not identify this site as being suitable for employment uses.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station?	--	The site is in excess of 1400m from a major

SA objective/ criterion		Justification
(same score as 3.1a)		railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located more than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located in excess of 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	A very small part of the north west corner of the site is located approximately 800m from the First 8 semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is in excess of 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	This site is expected to provide residential development.
4.6 Are health facilities available locally? (same score as 2.2)	0	The site is located within approximately 800 m from Botley Health Care Centre.
4.7 Are shopping and related services available locally?	--	The strategic site is in excess of 800m from shopping facilities within the centre of Hedge End and Botley.
4.8 Is the location close to a Primary school?	+	The site is located approximately 600m from a number of primary schools, including Berrywood, Freegrounds Junior and Botley C of E primary school.
4.9 Is the location close to a Secondary school?	++	The site is located approximately 600m east of Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is a cycle route as part of the Eastleigh Cycle Network, to the north of the site which is well connected to the centre of Hedge End.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The primary route to the site is from Woodhouse Lane, where there are no geographical barriers between the site and key destinations.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The majority of the site lies within a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The majority of the site lies within an area of medium quality agricultural land. However, the south western corner of the site is located within the highest quality agricultural land.
5.3 Will it use previously developed land?	-	This is an entire greenfield site where there is no evidence of existing/previously used development.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	--?	The southern boundary of the site is located within 200m of the A334, which is also identified as an AQMA.
6.2 Will development increase pollution?	-?	Development at this site is likely to increase the amount of traffic in the AQMA. In addition, it is expected there will be an increase in noise pollution from a change in land use.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.

SA objective/ criterion		Justification
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	The north eastern boundary of the site is located within flood risk zone 3 and an area of surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development will not negatively impact or lead to loss of an internationally designated site.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-	The site is bounded by two SINCs, Woodhouse Gully Wood and Bottom/Bushy Copse.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	Woodhouse Gully Wood and Bottom/Bushy Copse, EBC nature conservation designation and HBIC Biosites, lie within the eastern section of the site.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-	Wildern Priority Biodiversity Link lies within the eastern corner of the site.
10.5 Will the development adversely affect ancient woodland?	-?	Eastleigh Borough Council states that ancient woodland will not be lost due to development, although Woodhouse Gully Wood, adjacent to the north of the site, could be indirectly impacted by development.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees identified on site.
0	0	There is a cycle route as part of the Eastleigh Cycle Network, to the north of the site which is well connected to the centre of Hedge End.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site is located on the settlement edge of Hedge End, approximately 400m from neighbouring Botley. It is likely that development at this site will play a significant role in reducing an altering the character of the gap.
12.2 Will it protect the character of the countryside, coast, towns and/or villages,	-?	There is potential that development at this site will have a negative impact on the character of

SA objective/ criterion		Justification
including views and settings?		the landscape.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	The site is not within close proximity of any heritage assets.

Oakview and Wesley House

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+	This site has the capacity to provide 10 residential dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	The site is located in excess of 800m from either a community hall or library.
2.2 Are health facilities available locally?	-	The site is located within approximately 1600m of medical establishments, including Moorgreen hospital and West End Surgery in West End and St Luke's Surgery in Hedge End.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	This site is not located within proximity of a sports facility.
2.4 Is public open space available locally?	0	The site is located within 800m of existing publicly accessible open space, including Mallet Close green link, Cheltenham Gardens and Dowds Farm.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There is an existing footpath that connects the south of the site to the neighbouring settlement of Hedge End.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	The site is located approximately 1300m from Hedge End Station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located over 1200m to a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	-	The site is located in excess of 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The western side of the site is located approximately 500m from the First 8 semi frequent bus route.
3.1 (e) Is the location close to a major employment centre?	++	The site is located approximately 400m from Chalcroft Business Park, a major employment site.
3.2 Will the proposed development contribute	0	This site would be developed for residential use,

SA objective/ criterion		Justification
towards meeting the need for new industrial, office or warehousing floorspace?		therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	There is no existing employment at this site, therefore development will not lead to a net loss in employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located in a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	The site is located approximately 1300m from Hedge End Station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located over 1200m to a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	The site is located in excess of 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The western side of the site is located approx. 500m from the First 8 semi frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The site is located approximately 400m from Chalcroft Business Park, a major employment site.
4.5(b) Will employment development at the location be close to a major population centre?	0	This site is expected to be developed for residential development.
4.6 Are health facilities available locally? (same score as 2.2)	-	The site is located within approximately 1600m of medical establishments, including Moorgreen hospital and West End Surgery in West End and St Luke's Surgery in Hedge End.
4.7 Are shopping and related services available locally?	--	The site lies greater than 800m from shopping facilities.
4.8 Is the location close to a Primary school?	-	The site is within 1000m of Wellstead Primary School in Hedge End.
4.9 Is the location close to a Secondary school?	--	The site is located in excess of 2km from a secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is an existing footpath that connects the south of the site to the neighbouring settlement of Hedge End.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	--	The primary route to the site is from Burnetts Lane, a minor road which connects Moorgreen Road to the B3354. In addition, the M27 separates the site from the key destinations in Hedge End and Southampton.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	Location of the site is not in an area safeguarded for mineral extraction, or where mineral extraction has already taken place.
5.2 Will it result in the loss of higher grade agricultural land?	-	The site lies within an area of medium quality agricultural land.
5.3 Will it use previously developed land?	++	This is a brownfield site..
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		

SA objective/ criterion		Justification
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within 200m of a railway, motorway, A-road or AQMA.
6.2 Will development increase pollution?	-	Development is likely to lead to an increase in noise pollution as a result of intensification of use in the country side.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not in area of surface water flood risk and location is not in Flood Zone 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development will not negatively impact or lead to loss of an internationally or nationally designated site.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	Development will not adversely impact or lead to the loss of a locally designated site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	Development is unlikely to adversely affect other areas with nature conservation value.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development is unlikely to adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Eastleigh Borough Council has stated that development would not lead to the loss of any woodland in the district.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees on site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is an existing footpath that connects the south of the site to the neighbouring settlement of Hedge End.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		

SA objective/ criterion		Justification
12.1 Will development adversely affect the separation of neighbouring settlements?	0	The site is expected to result in a minor change in coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	It is a brownfield site, yet there is potential for negative impacts on the landscape. However, there is uncertain opportunity to mitigate in these cases.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	The site is not within close proximity of any heritage assets.

Land north of Satchell Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide 70 new dwellings on site.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	++	The site is located approximately 380m from the Hype Youth/Community Centre.
2.2 Are health facilities available locally?	+	Blackthorn Medical Centre is approximately 700m north west of the site.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	This site is not located within proximity of a sports facility.
2.4 Is public open space available locally?	0	The site is located within 800m of existing publicly accessible open space, including Mercury Marshes, School Playing Fields and Hamble Lane Allotments.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	There is an existing footpath from the southern boundary, which connects the site on to the centre of Hamble-le-Rice. In addition, a Bridleway adjacent to the north western corner of the site connects Satchell Lane to the neighbouring settlement of Bursledon.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is in excess of 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	-	The site is located approximately 600m from Hamble railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located in excess of 800m from a frequent bus route.

SA objective/ criterion		Justification
3.1 (d) Is the location close to a semi-frequent bus route?	-	The site is approximately 600m from the First 6 bus route.
3.1 (e) Is the location close to a major employment centre?	+	The site is located approximately 900m from the GE Aviation employment site.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	There is no existing employment at this site, therefore development will not lead to a net loss in employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located in a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located in excess of 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	The site is located approximately 600m from Hamble railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is in excess of 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The site is located approximately 600m from the First 6 bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	The site is approximately 900m from GE Aviation, a major employment site.
4.5(b) Will employment development at the location be close to a major population centre?	0	Not applicable for a residential site option.
4.6 Are health facilities available locally? (same score as 2.2)	+	Blackthorn Medical Centre is approximately 700m north west of the site.
4.7 Are shopping and related services available locally?	--	The site is located in excess of 800m from shopping facilities.
4.8 Is the location close to a Primary school?	0	The site is located approximately 700m from Hamble Primary School.
4.9 Is the location close to a Secondary school?	++	The site is less than 300m from The Hamble School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is an existing footpath from the southern boundary, which connects the site to the centre of Hamble-le-Rice. In addition, a Bridleway adjacent to the north western corner of the site connects Satchell Lane to neighbouring settlement of Bursledon.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The primary access route to the site is from Satchell Lane, which is a minor road without pavements and street lighting. The railway line acts as a barrier between the site and key destinations. The existing footpath connects the site to the local centre by foot but other journeys to key facilities nearby such as the secondary school and railway station will likely need to be taken by car.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of	-?	The site lies entirely within a Mineral Consultation

SA objective/ criterion		Justification
mineral resources?		Area and a minerals safeguarding zone.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site does not consist of land considered to be agricultural land.
5.3 Will it use previously developed land?	-	The site is made up of entirely greenfield land.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	The site is located adjacent to the railway line. There is potential that development may be impacted by noise generating uses. However, as this is a minor route the impacts of noise may be limited.
6.2 Will development increase pollution?	-	Development is expected to lead to an increase in noise pollution, as a result in the change of land use.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-	The southern section of the site contains small areas of surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	There is no risk from coastal change at this site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	--?	The site is located approximately 220m from Solent and Southampton Water, a Ramsar Site, SSSI, SAC and SPA.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-	The north western corner of the site is adjacent to Badnum Copse, a SINC.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	The site is located in the Hamble Valley, Biodiversity Opportunity Area.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-	The site is located in the Hamble Estuary Priority Biodiversity Area. The site is adjacent to the Hamble Airfield PBL.
10.5 Will the development adversely affect ancient woodland?	-?	Eastleigh Borough Council has stated that woodland will not be lost due to any development in the district, although Mallards Moor ancient woodland which borders the site to the north could be indirectly impacted.

SA objective/ criterion		Justification
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees identified on site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is an existing footpath from the southern boundary, which connects the site to the centre of Hamble-le-Rice. In addition, a Bridleway adjacent to the north western corner of the site connects Satchell Lane to neighbouring settlement of Bursledon.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site is located within a gap between Bursledon, Hamble and Netley Abbey, where development is likely to result in significant changes to the character and separation of the neighbouring settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	Development at this site will lead to potential negative impacts on the character of the landscape.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	The site is adjacent to the Old Bursledon Conservation Area which borders the north eastern corner of the site. There is an expected limited impact due to tree cover on the north and east of the site. In addition, there are three WWII pillboxes along the south eastern boundary of the site in the adjacent disused airfield.

Upland Nurseries

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has the capacity to provide 23 residential dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The site is approximately 500m from a number of community halls in Botley.

SA objective/ criterion		Justification
2.2 Are health facilities available locally?	+	The site is located approximately 550m from Botley Healthcare Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	This site is not located within proximity of a sports facility.
2.4 Is public open space available locally?	+	The site is located within approximately 300m of existing publicly accessible open space, including Sycamore Walk, Kaneshill Allotment, Botley Green Recreational Ground and Pudbrook Lake.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There is an existing footpath from the southern boundary of the site on Winchester Road to Holmesland Lane.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	The site is located approximately 1000m from Botley railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located more than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located in excess of 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The site is in excess of 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is in excess of 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	There is no new industrial, office or warehousing floorspace being considered for this residential site.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	This site is currently in use as a commercial site. Therefore, it is expected that development will likely lead to the net loss of small scale employment.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located in a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	-	The site is approximately 1000m from Botley railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located more than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is in excess of 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The site is located in excess of 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is in excess of 1000m from the nearest major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Residential development is expected at this site location.
4.6 Are health facilities available locally? (same score as 2.2)	+	The site is located approximately 550m from Botley Healthcare Centre.
4.7 Are shopping and related services available locally?	+	The site lies approximately 600m from the local centre of Botley, where shopping and related facilities are found.

SA objective/ criterion		Justification
4.8 Is the location close to a Primary school?	++	The site is approximately 350m from Botley Church of England Primary School.
4.9 Is the location close to a Secondary school?	0	The site is located approximately 1600m east of Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is an existing footpath from the southern boundary of the site on Winchester Road to Holmesland Lane.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers on the most direct walking routes to key destinations.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site lies entirely within a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The site lies entirely within high quality agricultural land.
5.3 Will it use previously developed land?	+	The site is in existing commercial use.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	--?	The site is located adjacent to the railway lines. In addition, the B3354, where the site is located leads directly into the AQMA on the A334.
6.2 Will development increase pollution?	-	Development is expected to lead to a limited increase in noise pollution, as a result of intensification of use in a rural environment.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of Green Infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not in an area of surface water flood risk and location is not in Flood Zones 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development will not negatively impact or lead to loss of an internationally or nationally designated site.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	Development at this site will not negatively impact or lead to the loss of a SINC or a LNR.
10.3 Will the development adversely affect areas with other nature conservation value, as	0	Development will not adversely affect areas of other nature conservation value.

SA objective/ criterion		Justification
identified in Biodiversity Action Plans (BAPs)?		
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development will not adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Eastleigh Borough Council has stated that development in the district will not lead to the loss of any woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees identified on site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is an existing footpath from the southern boundary of the site on Winchester Road to Holmesland Lane.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	Development will not lead to the loss of any green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development at this location will result in a minor impact to coalescence due to the existing development on site and major development proposal adjacent.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0?	Development at this site location is expected to result in very limited, minor impacts to the character of the landscape, as a result of existing buildings on site.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	There is a Grade II listed barn/farm building on the site. It is expected that the building will be impacted and there will be requirements for mitigation.

Wyevale Garden Centre

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has capacity to provide 75 residential dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety		

SA objective/ criterion and wellbeing		Justification
2.1 Are community facilities (community hall or library) available locally?	-	This site is in excess of 800m from the nearest community hall or library.
2.2 Are health facilities available locally?	-	The southern section of the site is within 1600m of Stokewood Surgery in Fair Oak.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development at this site will not lead to the loss of any sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is within 300m of Upperbarn Copse and Crowd Hill Copse, areas of amenity public open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no existing footpaths or cycleways within or adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is in excess of 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located more than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	-	The site is located within 800m of the Bluestar 2, a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is in excess of 800m from a semi-frequent bus service.
3.1 (e) Is the location close to a major employment centre?	-	The site is located more than 1000m from the nearest major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	Development will lead to the loss of small scale retail employment at the existing garden centre on site.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located in a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is in excess of 1400km from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located more than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	The site is located within 800m of the Bluestar 2, a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located more than 800m from a semi-frequent bus service.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This site is in excess of 1000m from the nearest major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	-	The site is over 1000m from a major population centre.
4.6 Are health facilities available locally? (same score as 2.2)	-	The southern section of the site is within 1600m of Stokewood Surgery in Fair Oak.
4.7 Are shopping and related services available locally?	-	This site is more than 800m from shopping facilities within a district or local centre.

SA objective/ criterion		Justification
4.8 Is the location close to a Primary school?	--	The site is more than 1000m from the nearest primary school.
4.9 Is the location close to a Secondary school?	-	The site is located approximately 1900m from Wyvern Technology Secondary school college.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no existing footpaths or cycle ways within or adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	The existing site is accessible by existing vehicular and pedestrian access and the primary route to the nearest settlements of Eastleigh and Fair Oak is along the B3354. There are no major geographical barriers which are required to be crossed between the site and key destinations.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located within a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	This site lies within an area of lower quality agricultural land.
5.3 Will it use previously developed land?	++	The site will make use of the previously developed Wyevale Garden Centre.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not within 200m of a railway, motorway, A-road or AQMA.
6.2 Will development increase pollution?	0	Development is not expected to lead to increases in pollution.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not located within an area of surface water flood risk or Flood Zone 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development will not negatively impact or lead to loss of an internationally or nationally designated site.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-	The site is located less than 150m from the Hill Copse ancient woodland local nature reserve.

SA objective/ criterion		Justification
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	The site lies entirely within a HBIC Biosite.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The site is surrounded by the Stoke Park (Ampfield, Baddesley, Chilworth and Lordswood) Biodiversity Priority Area.
10.5 Will the development adversely affect ancient woodland?	?	Eastleigh Borough Council has stated that development within the district would not lead to the loss of any woodland, although Hill Copse and Stoke Park Wood adjacent to the site may be indirectly impacted by development. It has been assumed that it would be possible to implement mitigation measures.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees identified on site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no existing footpaths or cycleways within or adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0?	It is expected that development will result in a negligible uncertain change in coalescence mainly due to existing buildings on site .
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0?	It is expected that development will result in a limited minor impact to the character of the landscape.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0?	Grade II listed, Crowdhill Farmhouse is adjacent to the site but is screened by mature trees. Development is not expected to affect the asset or its setting, although there is some remaining uncertainty due to the proximity of this asset.

Vicarage Farm Business Park

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	This site is expected to provide employment and not residential development.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	This site is expected to provide employment and not residential development.

SA objective/ criterion		Justification
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	This site is expected to provide employment and not residential development.
2.2 Are health facilities available locally?	0	This site is expected to provide employment and not residential development.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development at this site will not lead to the loss of any sports pitches or facilities.
2.4 Is public open space available locally?	0	The site is approximately 700m from Upperbarn Copse and Crowdhill Copse, areas of amenity public open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There is no existing footpath or cycle path that crosses the location or is adjacent to its boundaries.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is in excess of 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located over 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	+	The site is within 600m of the Bluestar 2, a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located over 800m to a semi-frequent bus service.
3.1 (e) Is the location close to a major employment centre?	0	This site is a proposed employment site; therefore this objective does not apply.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	This site is expected to provide additional employment floorspace.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Despite some potential loss of employment land as a result of development at this site, the allocation is for employment land and therefore will not result in net loss of employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located in a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	This site is in excess of 1400km from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located more than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	+	The site is located within 600m of the Bluestar 2, a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located over 800m from a semi-frequent bus service.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	0	This site is a proposed employment site; therefore this objective does not apply.
4.5(b) Will employment development at the location be close to a major population centre?	-	This site proposed from employment is in excess of 1000m from any major population centres in the district. Therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
4.6 Are health facilities available locally? (same score as 2.2)	0	This site is expected to provide employment and not residential development.
4.7 Are shopping and related services available locally?	0	This site is expected to provide employment and not residential development.
4.8 Is the location close to a Primary school?	0	This site is expected to provide employment and not residential development.
4.9 Is the location close to a Secondary school?	0	This site is expected to provide employment and not residential development.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There is no existing footpath or cycle path that cross the location or is adjacent to its boundaries.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	The existing site is currently accessible by vehicle and foot on a private access road just of the B3354. The primary route to the nearest settlements of Eastleigh and Fair Oak and key destinations is along the B3354. There are no major geographical barriers between the site and these destinations.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located within a Mineral Safeguarding Area and is bounded by a Mineral Consultation Area to the south east of its location.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site lies within low quality agricultural land.
5.3 Will it use previously developed land?	++	The site will make use of the previously developed Vicarage Farm Business Park.
5.4 Will it deliver or support allotments or community farms?	0	This site is expected to provide employment and not residential development.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not within 200m of a railway, motorway, A-road or AQMA.
6.2 Will development increase pollution?	0	Development is not expected to lead to an increase in pollution.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not located within an area of surface water flood risk or Flood Zone 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		

SA objective/ criterion		Justification
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development will not negatively impact or lead to loss of an internationally or nationally designated site.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-?	The site is not located within close proximity of a LNR but Chestnut Gully Wood, a SINC is located approximately 100m north east of the site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	The site is bounded by a HBIC Biosite to the south.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	The site is adjacent to Stoke Park Priority Biodiversity Area to the west.
10.5 Will the development adversely affect ancient woodland?	0	Eastleigh Borough Council has stated that development in the district will not lead to the loss of any woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees identified on site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There is no existing footpath or cycle path that cross the location or is adjacent to its boundaries.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of Green Infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	No effects expected, considering the site is in existing employment use.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	No effects expected considering the site is in existing employment use.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	No impact is expected on heritage assets as there are no heritage assets within the vicinity of the site.

Land at Denham's Corner

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has capacity to provide a total of 140 residential dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The site is located 401 to 800m from Horton Heath Community Centre.
2.2 Are health facilities available locally?	--	The site is located further than 1600m from a medical centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of the site would not result in the loss of existing sports pitches or facilities.
2.4 Is public open space available locally?	0	The site is located within 301 to 800m of public open space including Valerian Close / Burnetts Lane green route.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath runs through the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	0	Most of the site is located 801 to 1200m from Hedge End Railway Station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	+	The site is located within 401 to 1000m of Chalcroft Business Park.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Development would not lead to loss of any existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	0	The southern part of the site is located 801 to 1200m from Hedge End Railway Station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located further than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route?	--	The site is located further than 800m from a

SA objective/ criterion		Justification
(same score as 3.1c)		frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 800m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	The site is located within 401 to 1000m of Chalcroft Business Park.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential.
4.6 Are health facilities available locally? (same score as 2.2)	--	The site is located further than 1600m from a medical centre.
4.7 Are shopping and related services available locally?	--	The site is located further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	--	The site is located further than 1000m from a primary school.
4.9 Is the location close to a Secondary school?	-	The northern part of the site is located 1600 to 2000m from Wyvern College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs through the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The railway track to the south of the site forms a geographical barrier to one or two of the destinations above including a secondary school.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The southern part of the site is located in an area of high quality agricultural land, the remainder of the site is located in an area of medium quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	+	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not located within 200m of a railway, A-road or motorway or an AQMA.
6.2 Will development increase pollution?	--?	Noise and air quality impacts from Botley road and noise from Bubb Lane will affect the site. In addition, an increase in noise pollution is likely as a result of changing land use. Adjacent commercial uses generate noise.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	An area in the northern part of the site is subject to 'less' surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.

SA objective/ criterion	Justification	
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	-	A drain runs adjacent to the western part of the site, which flows into Ford Lake which then joins the Hamble which flows through the Solent and Southampton SPA, SAC and Ramsar sites. There is potential for in combination effects if other nearby sites are developed. The EBC ecological appraisal identifies potential mitigation in the form of a buffer and naturalised SuDS with three forms of filtration to preserve water quality.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	--?	A drain runs adjacent to the western part of the site, which flows into Ford Lake. Ford Lake runs into Botley Golf Course Wood SINC. There is potential for adverse effects on water quality and in combination effects from this site and other development. Scorey's Copse SINC is located just to east of the site, potential for increased recreational pressure. The sites are however, split by the B3354 and this issue was not raised in the EBC ecological appraisal.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--?	The site has a mature tree belt bordering the site which could be lost to development. In addition, Scorey's Copse priority habitat and EBC Biosite is located just outside the site on the opposite side of the B3354.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	The Chalcroft PBL covers the northern part of the site and would be lost through development. The EBC ecological appraisal recommends that this corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	TPOs are identified adjacent to the site; however, development of the site will not affect TPO trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs through the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor potential for development in relation to avoiding settlement coalescence, due to the sites location in the north of the Hedge End gap between Hedge

SA objective/ criterion		Justification
		End and Horton Heath.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	The landscape within this site was assessed as having moderate / low sensitivity to development with a potential for negative impacts. In addition, this site assesses an uncertain opportunity to mitigate impacts to the landscape.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Development of this site will not affect heritage assets.

Land South of Mallards Road, Bursledon

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has capacity to provide a total of 80 residential dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	There are two parish halls in Bursledon, one of which is 70m from the site and the other is approx. 200m from this site. There is also a library 800m from the site.
2.2 Are health facilities available locally?	+	This site is located approximately 780m north of the Blackthorn Medical Centre and is 1km south of the Bursledon GP Practice.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development at this site will not lead to the loss of existing sports and recreation facilities.
2.4 Is public open space available locally?	+	This site is located adjacent to Mallards Moor and Pilands Wood, both of which are Green Links. In addition, this site is approximately 300m from Cunninghams Gardens, amenity open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There is no footpath or cycle path which is easily accessible from this site location.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This site is in excess of 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	-	This site is approximately 1100m from Bursledon station and 1.3km from Hamble, both minor railway stations.
3.1 (c) Is the location close to a frequent bus	-	This site is approximately 700m from the First

SA objective/ criterion		Justification
route?		X4/X5 bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This site is located approximately 750m from the First 6 bus route.
3.1 (e) Is the location close to a major employment centre?	-	This site is in excess of 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Development at this site will not lead to the loss of existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This site is not located within a district, town or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	This site is in excess of 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This site is approximately 1100m from Bursledon and 1330m from Hamble, both minor railway stations.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This site is approximately 700m from the First X4/X5 bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This site is located approximately 750m from the First 6 bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This site is in excess of 100m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential.
4.6 Are health facilities available locally? (same score as 2.2)	0	This site is located approximately 800m north of the Blackthorn Medical Centre and is 1km south of the Bursledon GP Practice.
4.7 Are shopping and related services available locally?	--	The site is in excess of 800m from shopping facilities and related services.
4.8 Is the location close to a Primary school?	+	The site is located approximately 480m from Bursledon Church of England Infant School.
4.9 Is the location close to a Secondary school?	++	The site is approximately 790m from Hamble Community Sports College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There is no footpath or cycle path which is easily accessible from this site location.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	This site is located to the east of the B3397, just adjacent to the southern boundary of Bursledon village. The site has existing access by both foot and vehicle from Mallards Road. There are no barriers, such as a major road or railway line located between this site and the key facilities mentioned above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The majority of this site is located within a Mineral Consultation Area, with the exception of small area in the centre of the parcel. The western section of this site is also located within a Sharp Sand and

SA objective/ criterion		Justification
		Gravel Mineral Safeguarding Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	This site lies entirely within medium quality agricultural land.
5.3 Will it use previously developed land?	-	This is a greenfield site, with a small area in the centre in use for stables and horse paddocks.
5.4 Will it deliver or support allotments or community farms?	+?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	The site is not within 200m of a railway, motorway, A-road or AQMA.
6.2 Will development increase pollution?	-	Development at this site is expected to lead to an increase in noise pollution as a result of the changing land use.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	This site is not subject to surface water flooding and also is not located within flood zone 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	--?	This site is located approximately 550m north west of the Solent and Southampton Water Ramsar, SPA and SAC and the Lincegrove and Hackett's Marches SSSI. A beck passes the south eastern boundary of the site which leads into the SAC, SPA, Ramsar and SSSI site.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-?	This site is adjacent to Pilands Wood and Mallards Moor, both SINCs which are located on the south and eastern boundaries of this site. In addition, Hackett's Marsh is approximately 550m north east of the site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	The south eastern boundary of this site is adjacent to Mallards Moor and Pilands Wood, which are both Biosites.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	-?	Hamble Valley covers this area which borders the south of the site, is identified as PBA and a biodiversity opportunity area, which could be impacted by development.
10.5 Will the development adversely affect ancient woodland?	0	Development will not lead to the loss of any ancient woodland.

SA objective/ criterion		Justification
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	There are TPO broadleaved species at the north and west of the site, where they could be impacted by development.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There is no footpath or cycle path which is easily accessible from this site location.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site is located within the Bursledon and Southampton gap as well as the gap between Netley and Hamble. Development at this site is likely to lead to significant changes to the character of the gap between these settlements.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	This is an open site outside of the urban edge so therefore it is likely that development at this site will have a potential negative impact on the landscape.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-	The south eastern boundary of the site borders the Old Bursledon Conservation Area, where there is potential that development at this site would have an adverse visual impact on the conservation area.

Seddul Bahr

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	This site is expected to provide employment and not residential development.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	This site is expected to provide employment and not residential development.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	This site is expected to provide employment and not residential development.
2.2 Are health facilities available locally?	0	This site is expected to provide employment and not residential development.

SA objective/ criterion		Justification
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development at this site will not lead to the loss of existing sports and recreation facilities.
2.4 Is public open space available locally?	+	This site is located approximately 250m from Itchen Valley Country Park.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There is no footpath or cycle path which crosses the location of the site or is adjacent to its boundaries.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This site is located in excess of 1200m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	-	This site is located in excess of 600m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	-	This site is located in excess of 600m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This site is located in excess of 300m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	0	This site is a proposed employment site; therefore this objective does not apply.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	This site is expected to provide additional employment floorspace.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Despite some potential loss of employment land as a result of development at this site, the allocation is for employment land and therefore will not result in net loss of employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	This site is located in excess of 1200m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This site is located in excess of 600m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This site is located in excess of 600m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This site is located in excess of 300m from a semi-frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	0	This site is a proposed employment site; therefore this objective does not apply.
4.5(b) Will employment development at the location be close to a major population centre?	+	This site is located approximately 1km from Southampton.
4.6 Are health facilities available locally? (same score as 2.2)	0	This site is expected to provide employment and not residential development.
4.7 Are shopping and related services available locally?	0	This site is expected to provide employment and not residential development.
4.8 Is the location close to a Primary school?	0	This site is expected to provide employment and not residential development.
4.9 Is the location close to a Secondary school?	0	This site is expected to provide employment and not residential development.

SA objective/ criterion		Justification
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There is no footpath or cycle path which crosses the location of the site or is adjacent to its boundaries.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	This site is located on Allington Lane, where the M27 acts as a geographical barrier on the main pedestrian route between the site and Southampton. In addition, a railway line north east of the site is a barrier on the main route to Eastleigh and Fair Oak from the site.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The north western section of the site is located within a Sharp Sand and Gravel Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The majority of the site is located within Grade 3 agricultural land of medium quality and the north eastern corner is located in lower quality agricultural land.
5.3 Will it use previously developed land?	-	This site comprises scrubland sandwiched between two industrial sites.
5.4 Will it deliver or support allotments or community farms?	0	This site is expected to provide employment and not residential development.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	-?	This site is unlikely to be impacted by significant noise generating uses from traffic or rail however the adjacent industrial sites could generate significant noise to impact the site. However, effects are uncertain as the site will be developed for a similar use to the surrounding development. It is also not located within an AQMA.
6.2 Will development increase pollution?	0	Development at this site is not expected to increase pollution.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	This site is not located within Flood Zone 2 or 3, however the south eastern boundary of the site is subject to surface water flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This is not a coastal site.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development is not expected to negatively impact or lead to loss of an internationally or nationally designated site and is not within proximity of areas of significant nature conservation value.
10.2 Could development negatively impact or lead	-	This site is within 200m from Itchen Valley

SA objective/ criterion		Justification
or loss of a locally designated biodiversity site (either alone or in combination)?		Country Park and Copse by Oaklands House both SINCS.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	Development will not adversely affect BAPs, areas of nature conservation value.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development at this site will not have an adverse impact on the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development will not lead to the loss of any ancient woodland in the district.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees identified within or adjacent to the site.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There is no footpath or cycle path which crosses the location of the site or is adjacent to its boundaries.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development at this site is unlikely to have an adverse impact on the separation of settlements in Eastleigh.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	Development at this site is unlikely to have an adverse impact on the surrounding landscape.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	Locally listed Keepers Cottage is located approximately 100m south west of this site. It is likely that development will have no impact on heritage assets, as the site lies within the existing Seddul Bahr industrial estate.

Shop Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	The site has the capacity to provide a total of 250 dwellings.

SA objective/ criterion		Justification
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	Approximately one third of the site, along the north eastern edge is within 401 to 800m of Lowford Community Library. The south eastern third of the site is also within 401 to 800m of Bursledon Community Centre or The Pilands Wood Centre.
2.2 Are health facilities available locally?	+	The eastern part of the site is located within 401 to 800m of the Bursledon Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of existing sports pitches and facilities.
2.4 Is public open space available locally?	+	The southern part of the site is within 300m of King George IV Recreation Ground, the remainder of the site is within 800m of this, Manor Close amenity space and Lionheart Way Ecology Park.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath runs along the northern boundary of the site, but there is no cycle way.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	++	The site is located within 400m of the First X4/X5 frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is more than 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this site will not result in any loss of existing employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	The site is not located within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located further than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is located further than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The site is located within 400m of the First X4/X5 frequent bus route.
4.4 Is the location close to a semi-frequent bus	--	The site is located further than 800m from a semi-

SA objective/ criterion		Justification
route? (same score as 3.1d)		frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The site is more than 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential only.
4.6 Are health facilities available locally? (same score as 2.2)	+	The eastern part of the site is located within 401 to 800m of the Bursledon Surgery.
4.7 Are shopping and related services available locally?	-	The eastern boundary of the site is located approximately 680m from the shopping area and local centre of Bursledon.
4.8 Is the location close to a Primary school?	-	Bursledon Junior School is located approximately 940m south east from this site boundary.
4.9 Is the location close to a Secondary school?	0	Hamble Community Sports College is located just less than 1600m south of the site.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs along the northern boundary of the site, but there is no cycle way.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers on the most direct walking route to any of the destinations listed above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The entirety of the site is located within a Mineral Safeguarding Area and a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The vast majority of the site is covered by medium quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	++?	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	--?	The southern half of the site is located within 200m of the A3025, where noise impacts from the highway network could affect the site. In addition, there is an extension to Hamble AQMA 250m to the east of the site on Hamble Labe where development at this site could lead to increased traffic in the AQMA.
6.2 Will development increase pollution?	-	Development is likely to increase noise impacts in the area as a result of changing land use.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	0	No loss of existing green infrastructure.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The site is not located in an area of surface water flood risk and is not located in Flood Zones 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not within proximity of the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		

SA objective/ criterion	Justification	
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	--?	Spear Pond Gully runs along the eastern boundary of this site towards Solent & Southampton Water SPA and Ramsar site.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	0	Development will not negatively impact or lead to loss of a locally designated biodiversity site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	Old Netley BAP runs along the eastern boundary of the site following Spear Pond Gully. Development at this site may adversely impact the area of nature conservation value.
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	--	Old Netley PBL runs along the same route to the east of the site following Spear Pond Gully. The EBC ecological appraisal suggests that this corridor should be kept open for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	A single oak tree TPO is located within the west of site (766-E). In addition, a TPO protected tree area (area 740-E) is located on the south eastern boundary of the site, where there is potential for loss of protected trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs along the northern boundary of the site, but there is no cycle way.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	--	The site was assessed as having very poor / poor potential for development in relation to avoiding settlement coalescence, as the site is located within the Southampton, Bursledon and Netley Gap.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-?	The site is located outside of the urban edge, where there will likely be some screening of development by existing hedgerow. Yet there is some potential for negative impacts on the landscape.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		

SA objective/ criterion		Justification
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	0	This site is located approximately 150m from a locally listed telephone kiosk on the A3025 and Old Netley Shrunken Village archaeological site to the south west. Development at this site is unlikely to adversely affect these heritage assets due to their proximity.

North East of Mortimers Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	++	This site has capacity to provide a total of 27 residential dwellings.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	Uncertainty is recorded against all residential site options as information on provision of other elements of housing need is not available on a consistent basis.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	This site is approximately 475m metres from a library and 380m from a parish hall.
2.2 Are health facilities available locally?	-	This site is approximately 1200m from Stokewood GP Surgery in Fair Oak.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development at this site will not lead to the loss of any existing sports facilities.
2.4 Is public open space available locally?	+	The site is within approximately 250m of Knowle Hill, Stubbington Way, New Century and Oak Walk amenity open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There is a public right of way along the eastern boundary of the site, but no cycleway.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is located in excess of 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	This site is located in excess of 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	++	This site is located approximately 300m from the Bluestar 2 frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	This site is located in excess of 800m from a semi frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	This site is in excess of 1000m from a major employment centre.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This site would be developed for residential use, therefore additional employment floorspace would not be provided.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this site will not result in any loss of existing employment land.
3.4 Will the proposed development increase the	0	This site is not located within a town, district or

SA objective/ criterion		Justification
amount of commercial uses and other facilities in town, district or local centres?		local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is located in excess of 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	This site is located in excess of 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	This site is located approximately 300m from the Bluestar 2 frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	This site is located in excess of 800m from a semi frequent bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This site is in excess of 1000m from a major employment centre.
4.5(b) Will employment development at the location be close to a major population centre?	0	Development would be residential.
4.6 Are health facilities available locally? (same score as 2.2)	-	This site is approximately 1200m from Stokewood GP Surgery in Fair Oak.
4.7 Are shopping and related services available locally?	--	This site is located in excess of 800m from shopping facilities.
4.8 Is the location close to a Primary school?	+	This site is located approximately 600m from Fair Oak Junior School.
4.9 Is the location close to a Secondary school?	++	This site is located just less than 600m from Wyvern Technology college.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is a public right of way which passes along the eastern boundary of the site, but no cycleway.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	This site has existing vehicle and foot access from Hall Lands Lane, which leads off of Mortimers Lane (B3037). There are no geographical barriers located on this direct route between the site and the key facilities mentioned above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The majority of the site to the north is located within a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site lies entirely within Lower Quality agricultural land.
5.3 Will it use previously developed land?	-	The entirety of this site consists of greenfield land.
5.4 Will it deliver or support allotments or community farms?	++	There will be no loss of allotments or community farms. The location could be suitable for these but this is unknown.
6. Reduce air, soil, water, light and noise pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	This site is likely to have no impact from significant noise generating uses and is not within an AQMA.
6.2 Will development increase pollution?	-	Development at this site is likely to result in an increase in noise pollution due to a change in land use from the countryside.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or	0	No loss of existing green infrastructure.

SA objective/ criterion		Justification
improved green infrastructure?		
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	This site is not located within an area of surface water flood risk or in Flood Zone 2 or 3.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	This site is not located near the coast.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in combination)?	0	Development is not expected to negatively impact or lead to loss of an internationally or nationally designated site.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	-?	The site is located approximately 250m from Halls Land Farm Wood, which could be adversely affected through urban edge and recreation impacts.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	This site is located entirely within a HBIC Biosite, where development will lead to the direct loss of an area of land identified in the biodiversity network
10.4 Will the development adversely impact the biodiversity network (e.g. Priority Biodiversity Links (PBLs), Priority Biodiversity Areas (PBAs), hedgerows and other corridors for species movement)?	0	Development at this site is unlikely to have an adverse impact on the biodiversity network such as PBLs and PBAs.
10.5 Will the development adversely affect ancient woodland?	0	Development will not lead to the loss of any ancient woodland..
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees identified onsite.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is a public right of way which passes along the eastern boundary of this site, but no cycleway.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	0	No loss of existing green infrastructure.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	This site is located on the approach to Fair Oak and is surrounded by existing suburban development. It is unlikely that development will result to an adverse effect on the separation between settlements in the district, as this site is not located within a gap.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-?	Due to the topography of this site location, development will likely have an adverse impact on the surrounding landscape. However, due to a site

SA objective/ criterion		Justification
		allocation adjacent impacts are likely to be reduced.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-	This site is located approximately 300m south of a site of archaeological interest and there are 2 locally listed heritage assets on Mortimers Lane within approximately 300m of this site. In addition, the remains of Fair Oak Park are adjacent to the eastern boundary of the site. It is likely that development at this site will have limited minor impacts on these heritage assets.