

Matter 3

Action 3.1 Policy S1 modifications

- add definition of sequestration to policy
- consider whether reference to reducing "long" distances is correct in light of sustainability objectives / NPPF
- consider whether to change "maximise" density to "optimise" density

1. Carbon sequestration is defined in the glossary, MM122. Modifications MM6 address the other points related to policy S1.

Action 3.2 Paragraph 3.7

- needs to be consistent with para 4.6 in terms of settlement hierarchy being a main consideration

2. This is addressed in MM4.

Action 3.4 Include all the points from the Development Distribution Strategy Principles in the Plan – including the first 4 points.

3. The bullet points after paragraph 3.8 will include the first four points from the Development Distribution Strategy Principles (a-d below); MM5.

Action 3.5 Ensure the status of the PUSH Spatial Position Statement is described correctly – a non-statutory document which provides evidence of meeting the statutory duty to co-operate.

4. Modifications MM12, MM121 and MM122 add in an explanation of the PUSH Spatial Position Statement. This includes information in the glossary.

Action 3.6 Policy S2:

- use more precise wording (e.g. not approximately)
- relocate West of Horton Heath under criterion iii (nb. policy S3)

5. These points are addressed in MM10 and MM11.

Action 3.7 Provide more data on travel to work destinations from individual parts of the Borough.

6. Table 1 sets out where residents in different areas of the Borough commute to work. The table illustrates the proportion of residents in each settlement who:
 1. Live and work in the same settlement;
 2. Work in another key workplace destinations (defined as those in which 5% or more of residents work); and
 3. Work elsewhere (the cumulative set of destinations which individually account for less than 5% of residents).

7. The data is derived from the 2011 travel to work census and is based on all residents aged 16 or over in employment.

Table 1: Work place of Residents

| | Work in | Residence | | | | | | | | |
|----|-------------------------------------|-----------|----------------|--------------------|-------------|----------|----------|-----------|-------|----------|
| | | Eastleigh | Chandlers Ford | Hedge End / Botley | Bishopstoke | Fair Oak | West End | Bursledon | Hound | Hamble |
| 1. | Same settlement | 19% | 11% | 14% | 6% | 5% | 6% | 6% | 5% | 16% |
| 2. | Other key destinations (5% or more) | | | | | | | | | |
| | Eastleigh | As above | 9% | 5% | 16% | 11% | 6% | - | - | |
| | Chandler's Ford | 7% | As above | - | 5% | - | - | - | - | |
| | Hedge End / Botley | - | - | As above | - | - | 7% | 5% | - | |
| | Hamble | - | - | - | - | - | - | 5% | 9% | As above |
| | Fareham | - | - | 5% | - | - | - | 7% | 5% | 5% |
| | Southampton | 12% | 15% | 18% | 12% | 11% | 26% | 21% | 25% | 21% |
| | Winchester | 15% | 16% | 11% | 17% | 17% | 8% | 7% | 6% | 7% |
| 3. | Elsewhere | 47% | 49% | 47% | 44% | 56% | 47% | 49% | 50% | 51% |

8. A number of key points can be identified from this table.
9. First, the proportion of people who work in the same settlement that they live in (the level of self-containment) accords with the Plan's settlement hierarchy:
- Eastleigh, the highest settlement in the hierarchy, achieves the highest degree of self-containment (19%);
 - Chandler's Ford and Hedge End, the next highest settlements in the hierarchy, achieve the next highest degree of self-containment (11 – 14%).

10. The remaining settlements fall lower in the settlement hierarchy and achieve the lowest degree of self-containment (5 – 6%).
11. The one exception to this pattern is Hamble, which achieves a higher degree of self-containment despite its lower place in the settlement hierarchy. This reflects the greater range of industrial employment in the village (a result of historic factory location decisions). It is important to note that the range of shopping provision in Hamble is more limited and consistent with its position in the settlement hierarchy.
12. Overall it is worth noting that none of the settlements achieve a high degree of self-containment. Eastleigh achieves the highest rate at 19%, meaning that 81% of people still travel elsewhere to work.
13. Second, the other key work place destinations that people travel to vary in importance across the Borough:
 - In the north of the Borough (Chandler’s Ford, Eastleigh, Bishopstoke and Fair Oak) Eastleigh, Winchester and Southampton are all significant work place destinations. In fact, in each case, Winchester is a more significant destination than Southampton.
 - In the middle of the Borough (Hedge End, West End, Botley) and the south of the Borough (Bursledon, Hamble, Hound), Southampton rises in importance as a destination and Eastleigh and Winchester become less significant destinations.
14. Third, work place destinations are dispersed.
15. Across all parts of the Borough, a high proportion (44% to 56%) of residents work elsewhere across a wide range of locations which in themselves are not key destinations.
16. None of the key destinations are dominant destinations, either across the whole Borough or in parts of the Borough. Southampton is the workplace for only between 20% and 26% of residents in West End and the south of the Borough (Bursledon, Hamble, Hound). Otherwise, Southampton, Eastleigh and Winchester are individually the work places for at most no more than 10% to 20% of residents in other parts of the Borough.
17. In other words whilst Southampton is the single largest employment centre in the area, and Winchester and Eastleigh are significant employment centres, a far greater proportion of people travel to work elsewhere compared to any one of these destinations, and even cumulatively they only account for around half of all work places for the Borough’s residents. This leads to dispersed patterns of commuting with no single location being a dominant workplace destination.
18. In conclusion the analysis of travel to work patterns across the Borough is considered to help justify the Plan’s settlement hierarchy. It also demonstrates that the key locations to be able to reach from potential development locations varies across the Borough, with Winchester and Eastleigh being more important destinations from the

north of the Borough; and Southampton a more important destination from the south. It also demonstrates that commuting patterns from all parts of the Borough are dispersed, with no single key destination dominating in any area. The proximity of any potential development location to any one individual workplace destination should be seen in that context. For example whilst Southampton is in itself a major employment centre, a high proportion of workplace commuting is to other destinations.

Action 3.8 Update the analysis of small and medium greenfield sites in HOU018 and HOU019 in relation to the sustainability appraisal to be consistent with the information in Appendix 7 of HOU11 (The information in Appendix 7 will be reworked to include all sites in HOU11, 18 and 19, focussing on the highest and lowest scoring sites).

Introduction

19. The Council originally undertook a comparative assessment of 40 small and medium green field sites (HOU11). These sites were all assessed in the sustainability appraisal (SUB003).
20. In reviewing its approach, the Council identified a further 10 generally small sites which needed to be included in the comparative assessment. This was undertaken in HOU18 and these sites were also assessed in the SA (SUB003).
21. Once the Council had selected its preferred strategic growth option (SGO), it then undertook a comparative assessment of 2 small and medium greenfield sites within the SGOs which had not been selected. This was undertaken in HOU19 and these sites were assessed in the SA update (SUB016).
22. Together, these total 50 sites¹.
23. The Council's original comparative assessment of 40 sites (HOU11) included, at Appendix 7 of that document, an analysis of how the Council's assessment compared to the sustainability appraisal of the sites. During the examination hearings, the Council agreed that this analysis should be expanded to include the HOU18 and HOU19 sites, as set out in this action point.
24. The Appendix to this action point below includes detailed tables, expanded from the original tables of 40 sites to include all 50 sites:
 - Tables C and D represents the results of the Council's comparative assessment of all 50 sites, drawn from the results of HOU11, 18 and 19;
 - Tables E and F rank all 50 sites according to the results of the sustainability appraisal (SUB003 and 016) (using a scoring system devised by the Council).

¹ Site 1 (Land west of Allbrook Way) was assessed in HOU11 and re-assessed in HOU18. Site 47 (Land south of Allington Lane / north of A27) was assessed in HOU18 but also forms a part of a wider site assessed in HOU19. Therefore the total number of sites analysed is 50, rather than 52.

25. The original analysis of how the Council's assessment compared to the sustainability appraisal of sites (in HOU11 Appendix 7) focussed on the top 10 and bottom 10 scoring sites in the SA. It then identified, based on these sites, where the Council's assessment had reached a different outcome, and considered the reasons for this. This approach is maintained in the updated analysis below. This continues to focus on the top 10 and bottom 10 scoring sites in the SA, but in this case drawn from the expanded total of 50 sites scored in Table F. The text below is based on HOU11 Appendix 7, and is updated where necessary to reflect the expanded number of sites (and in some cases to improve clarity).

HOU 11 Appendix 7 Update

1. The Council has commissioned independent consultants (LUC) to undertake the Sustainability Appraisal (SA) process as the Local Plan is prepared. This included an appraisal of the small and medium green field sites. Most of the sites are appraised in the main SA (SUB003), and the remaining two sites are appraised in the SA update (SUB016), using the same methodology.
2. The analysis in this document considers whether or not the Sustainability Appraisal (SUB003 and SUB016) and the Council's assessment (HOU11, HOU18 and HOU19) are indicating that the same sites should be allocated, and if not the reasons for any differences. This ensures that the SA process continues to form an integral part of the plan making process moving forward.
3. There are 50 green field sites which have been assessed². The Council's assessment examines five composite topics (and a total of at least 30 indicators within these). The Sustainability Appraisal identifies 13 Sustainability Objectives and examines 48 indicators. Clearly this presents the scope for a wide number of detailed variations between the assessments, which might affect a theoretical order of preference of sites.
4. In reality, most of these green field sites will be required to meet the overall need for homes. Therefore, the comparison between the SA and comparative assessments undertaken by EBC officers has focussed on the sites which score at either end of the scale. These are the sites where any significant differences between the EBC and SA assessments might affect the overall outcome as to whether a site should be allocated (as opposed to the theoretical order of preference of sites). The comparison has focussed on sites which the SA has scored well but which have not been allocated in the emerging Local Plan; and conversely sites which the SA has scored poorly but which have been allocated in the emerging Plan.
5. EBC officers have added up the 'scores' in the Sustainability Appraisal (SA)'s Table 2.1 to indicate a total score for each site. This process is set out in table E in the Appendix to this Action Point response.

² The SA also assessed an additional site 'Land off Cunningham Gardens' which should have been deleted at stage 1

6. On this basis, of the top 10 sites as scored by the SA, five have not been selected by the Council's assessment for allocation. These are set out in Table A below. Conversely, of the bottom 10 sites as scored by the SA, 4 have been selected by the Council's assessment for allocation. These are set out in Table B below.
7. The Council's assessment prioritises the protection of settlement gaps. Therefore to understand the relationship with the SA, the first column in Tables A and B sets out the relevant SA score in relation to settlement gaps. The second and third columns of Tables A and B compare the overall ranking of sites within the Council's assessment and the SA, based on which quartile of the ranking each site falls within.

Sites which score well in the SA but are not selected by the Council's assessment for Allocation

Table A: Highest scoring sites in SA not selected by the Council's assessment

| Site name | SA score for criterion 12.1: 'Affect separation of neighbouring settlements' | Total score | |
|----------------------------------|--|---------------|----------------|
| | | SA Quartile * | EBC Quartile * |
| 36. West and east of Hamble Lane | -2 | 1 | 3 |
| AL. Land at Allington Lane | -1 | 1 | 3 |
| 38. North of Satchell Lane | -2 | 1 | 1 |
| 29. Providence Hill and Oakhill | 0 | 2 | 1 |
| 24. Broad Oak | 0 | 2 | 2 |

*Specific examples:

1 = total score of site falls within the highest 25% of total scores i.e. most suitable sites

4 = total score for site falls within the lowest 25% of total scores i.e. least suitable sites

Settlement gaps

8. The Sustainability Appraisal Appendix 4 (SUB003c) explains that the SA's scoring of settlement (countryside) gaps is based on the EBC assessment, as follows:

| | |
|------------|---------------------------|
| EBC score: | SA score: |
| Good | Neutral: 0 |
| Average | Negative: - 1 |
| Poor | Significant negative: - 2 |

9. The first point is that the Sustainability Appraisal gives two of the sites in Table A the lowest score for impact on countryside gaps: 'significant negative' (-2). This means that the EBC's appraisal also gave these sites the lowest score: 'poor'. Based on EBC's approach, which gives priority to protecting countryside gaps, these sites are therefore excluded from allocation following the stage 2 comparative assessment.
10. Of the remaining 3 sites, in terms of their impact on countryside gaps, site AL (Allington Lane) is classed as 'negative' in the SA, which means it is classed as 'average' by EBC; sites 24 and 29 (Broad Oak and Providence Hill) are scored as 'neutral' by the SA, which means they were classed as 'good' by EBC. In EBC's assessment, as these sites are classed as 'average' or 'good', they therefore pass the stage 2 comparative assessment.
11. The Allington Lane (AL) site is assessed in HOU19 and is discounted for the reasons set out in that document. In brief, these were that development of the site would prejudice the ability to take a comprehensive approach to the wider area in future plans; saturate the local housing market, undermining the delivery of the Local Plan; and that the Plan has already met its housing target. These reflect additional points that the SA did not consider.
12. The other two sites, assessed in HOU11, are discounted at the stage 3 development capacity assessment stage. Site 24 is ruled out on flood risk grounds. The SA records a 'significant negative' (-2) effect on these grounds too. Site 29 is ruled out because a buffer is required around a water course to protect biodiversity designations, meaning that the resultant development area is too small to allocate. The SA also records a 'negative' (-1) or 'significant negative' (-2) effect against various biodiversity criteria too. Therefore it is considered that the SA and EBC assessments are consistent on these points.

Total scores comparison

13. The second and more secondary point, to fully complete the picture, is to look at the quartile of total scores that a site falls in. (Based on EBC's approach, as all remaining sites are needed, this does not affect whether or not a site is selected, simply the order in which it is scored). Three of the sites fall in the same or at least adjacent quartile under both assessments, suggesting a broadly consistent conclusion. Nevertheless, the other two sites (sites 36 and AL) fall within

significantly different quartiles, with the SA scoring them higher and therefore more suitable sites. It is therefore useful to understand where the SA has scored these sites particularly well. It gave them a 'significant positive' (+2) score as follows:

Site 36 – on a frequent bus route (x2).

Site AL – meeting housing needs; close to health facilities (x2); on a frequent bus route (x2); close to community facilities; close to primary school; close to secondary school.

14. It is considered that two issues arise from this. The first is that the Sustainability Appraisal is based on a rounded assessment flagging up areas of concern. The SA scored two of the above indicators twice over, once for economic aims and once for transport aims. It is EBC officers who have added up the total scores from the SA and in doing so have therefore effectively double weighted these factors. Second, the AL site is split in two and consists of a small northern parcel and main southern parcel of land. Based on the SA's scoring system, it is only the small parcel of site AL which achieves a 'significant positive' score with respect of proximity to community / health facilities, schools and bus routes. The main parcel, where most development would be located, would not achieve this highest score. These points go some way to explaining the difference between the SA and EBC assessments. It is worth emphasising that based on the SA's methodology, the main part of the AL site would not score as well as indicated in Table A.

Sites which score poorly in the SA but are selected by the Council's assessment for allocation

15. Returning to the total SA scores, of the 10 lowest scoring sites, 4 have been initially allocated by the emerging Local Plan. These are set out in the table below.

Table B Lowest scoring sites in SA still selected by the Council's assessment

| Site name | SA score for criterion 12.1: 'Affect separation of neighbouring settlements' | Total score | |
|--------------------------------|--|--------------|---------------|
| | | SA Quartile* | EBC Quartile* |
| 4. East of Knowle Lane | 0 | 4 | 1 |
| 2. East of Allbrook | -1 | 4 | 3 |
| 19. South of Maddoxford Lane | 0 | 4 | 2 |
| 15. North of Peewit Hill Close | 0 | 4 | 2 |

*Specific examples:

1 = total score of site falls within the highest 25% of total scores i.e. most suitable sites

4 = total score for site falls within the lowest 25% of total scores i.e. least suitable sites

Settlement gaps

16. The first point, in terms of impact on countryside gaps / separation of settlements, is that the EBC assessment does not assess any of these sites as poor (enabling them to proceed to the next stage). The Sustainability Appraisal assesses one of them as having a negative effect (-1). The SA is drawn from EBC's assessment for this topic and on closer examination this simply reflects the SA's scoring system, which gives an EBC 'average' site a -1 score. Therefore the assessments are consistent on this point.

Total scores comparison

17. The second and more secondary point, to fully complete the picture, is to look at the quartile of total scores that a site falls in. (Based on EBC's approach, as all remaining sites are needed, this does not affect whether or not a site is selected, simply the order in which it is scored). One of the sites falls within an adjacent quartile under both assessments, suggesting a broadly consistent conclusion. Nevertheless, the other three sites (sites 4, 15 and 19) fall within significantly different quartiles, with the EBC assessment scoring them higher. It is therefore useful to understand where the SA has scored these sites particularly poorly. It gave them a 'significant negative' (-2) score as follows:

Site 4 – (not) close to health;

Sites 4, 15, 19 – (not) close to major / minor rail stations and frequent / semi-frequent bus services (four indicators x2);

Sites 4, 15, 19 – (not) close to shopping;

Site 19 – (not) close to employment;

Site 4 – (not) close to secondary school;

Sites 4 and 15 – increased pollution;

Sites 4 and 15 – some biodiversity indicators;

Site 19 – loss of higher grade agricultural land.

18. The issues that arise from this are similar to those from the first set of sites. First by adding up all the SA scores, EBC officers have in effect double weighted four indicators relating to rail and bus services. In any case the EBC assessment

scores sites 4 and 19 as 'poor' for transport / accessibility as well. Second the SA is scoring site 19 as poor with respect to employment. However the EBC approach does not regard this as significant on the basis that employment patterns across the general area are diverse and most people would not work in any employment area which they happened to live close to. An additional point is that the EBC assessment does take account of pollution issues at the next stage (stage 3, development capacity). It should be noted that the EBC assessment scores sites 4 and 15 as good or average for biodiversity.

Conclusion

19. Whichever way the 50 sites are assessed, most are required in any case in-order that overall housing needs are met. Therefore the analysis above has focussed on sites which score at either end of the scale, where any significant differences between the EBC and SA assessments might affect the overall outcome. Specifically it has focussed on sites which the SA has scored well but which have not been allocated in the emerging Local Plan; and sites which the SA has scored poorly but which have been allocated in the emerging Plan. The analysis has revealed there are usually reasons for these apparently different outcomes. These usually either reflect nuances in the scoring system, the priority the Council is giving to protecting countryside gaps, or specific site circumstances that rule out the allocation of a site. In the case of the Allington Lane site it reflects the specific set of circumstances set out in HOU19, although it is also important to emphasise that, based on the SA methodology, the main part of this site would receive a lower overall SA score than that indicated in Table A.
20. The SA does not seek to weight different factors. HOU11 sets out why the Council considers it is appropriate to prioritise the protection of settlement gaps. HOU19 sets out the specific factors relating to the Allington Lane site. HOU12 enables the Council to understand further the significance of specific site circumstances, which in some cases rule out a site for allocation, and in other cases simply affect the detailed design and capacity of the site. Therefore in overall terms, EBC officers consider that the above analysis suggests that the SA and EBC assessments of green field sites are broadly consistent in terms of outcome, and that any differences are justifiable.

Appendix to Action Point 3.8

Council's Comparative Assessment of 50 Sites

26. The original HOU11 Table 4, which lists the 40 sites, is reproduced below with all 50 sites included. The tables show the sites ordered by site reference and then by the total score.

Table C: Updated HOU11 Table 4: Comparative assessment of sites – by site reference

| Site | Parish | SLAA Site Names | SLAA refs | Transport and Accessibility | | Countryside Gaps | | Landscape | | Biodiversity | | Other Environmental | | | Total | Take forward to assessment? | |
|------|------------------------------------|---------------------------|--|----------------------------------|---------|------------------|----------------|-----------|----------------|--------------|-----------|---------------------|---------|----|-------|-----------------------------|-------|
| | | | | | | | | | | | | Half | | | | | |
| 1 | West of Allbrook Way, Allbrook | Allbrook | Land north of Knowle Hill; Land south of Allbrook Way | 1-5-C; 1-7-C | Average | 0 | Poor / Average | -0.5 | Poor / Average | -0.5 | Poor | -1 | Poor | -1 | -0.5 | -2.5 | No |
| 2 | East of Allbrook Way, Allbrook | Allbrook | Land east of Allbrook Way | 1-4-C | Average | 0 | Average | 0 | Average / Good | 0.5 | Poor | -1 | Average | 0 | 0 | -0.5 | Yes |
| 3 | Church Road, Bishopstoke | Bishopstoke | Land between 77 Church Road and Recreation Ground, Church Road; Land north of Church Road | 2-6-C; 2-25-C | Average | 0 | Good | 1 | Good | 1 | Poor | -1 | Good | 1 | 0.5 | 1.5 | Yes |
| 4 | East of Knowle Lane, Fair Oak | Fair Oak and Horton Heath | Land east of Knowle Lane | 7-11-C | Poor | -1 | Good | 1 | Good | 1 | Good | 1 | Good | 1 | 0.5 | 2.5 | Yes |
| 5 | North of Knowle Lane, Horton Heath | Fair Oak and Horton Heath | Land south of Yew Tree Cottage, Knowle Lane; Land east of Botley Road and north of Knowle Lane | 7-19-C; 7-22-C | Average | 0 | Poor | -1 | Good | 1 | Poor | -1 | Good | 1 | 0.5 | -0.5 | No |
| 6 | Cockpit Farm, Horton Heath | Fair Oak and Horton Heath | Cockpit Farm, Durley Road | 7-20-C | Poor | -1 | Poor / Average | -0.5 | Average | 0 | Very Good | 2 | Good | 1 | 0.5 | 1 | No |
| 7 | West of Durley Road, Horton Heath | Fair Oak and Horton Heath | Land west of Durley Road | 7-21-C | Poor | -1 | Average | 0 | Average | 0 | Very Good | 2 | Good | 1 | 0.5 | 1.5 | Yes |
| 8 | East of Allington Lane, Fair Oak | Fair Oak and Horton Heath | Land east of Allington Lane (Quobleigh Pond) | 7-27-C (part 2-24-OS and 2-24-C) | Average | 0 | Average | 0 | Good | 1 | Good | 1 | Average | 0 | 0 | 2 | Yes |
| 9 | Firtree Farm, Horton Heath | Fair Oak and Horton Heath | Land at Firtree Farm, Firtree Lane | 7-44-C (part 2-24-C) | Poor | -1 | Poor / Average | -0.5 | Average | 0 | Very Poor | -2 | Good | 1 | 0.5 | -3 | No*** |
| 10 | Lechlade, Horton Heath | Fair Oak and Horton Heath | Lechlade | 7-51-C | Average | 0 | Average | 0 | Good | 1 | Good | 1 | Good | 1 | 0.5 | 2.5 | Yes |
| 11 | South of Moorgreen Road, West End | West End | Land south of Moorgreen Road; Allotments south of Moorgreen Road; | 11-10-C; 11-11-C; 11-12-C | Average | 0 | Poor | -1 | Average | 0 | Poor | -1 | Average | 0 | 0 | -2 | No |

| | Site | Parish | SLAA Site Names | SLAA refs | Transport and Accessibility | | Countryside Gaps | | Landscape | | Biodiversity | | Other Environmental | | Half | Total | Take forward to assessment? |
|----|---|-----------|---|----------------------|-----------------------------|----|------------------|----|----------------|-----|--------------|----|---------------------|-----|------|-------|-----------------------------|
| | | | Land south of Moorgreen Road | | | | | | | | | | | | | | |
| 12 | North of Barbe Baker Avenue, West End | West End | Open space north of Barbe Baker Avenue; | 11-17-C; 11-18-C | Average | 0 | Good | 1 | Average / Good | 0.5 | Average | 0 | Average / Good | 0.5 | 0.25 | 1.75 | Yes |
| 13 | West of Woodhouse Lane, Hedge End | Hedge End | Land west of Woodhouse Lane | 9-3-C | Average | 0 | Average** | 0 | Good | 1 | Very Poor | -2 | Average | 0 | 0 | -1 | Yes |
| 14 | Rickwood Farm, Hedge End | Hedge End | Rickwood Farm, Upper Northam Road | 9-24-C | Average | 0 | Poor | -1 | Good | 1 | Very Good | 2 | Good | 1 | 0.5 | 2.5 | No |
| 15 | North of Peewit Hill Close, Hedge End | Hedge End | Land at Sundays Hill; Land north of Peewit Hill Close | 9-26-C; 9-27-C | Average | 0 | Average | 0 | Good | 1 | Average | 0 | Average | 0 | 0 | 1 | Yes |
| 16 | North of Grange Road, Hedge End | Botley | Land between Woodhouse Lane and Grange Road; Land at Grange Road | 3-1-U; 3-27-C | Average | 0 | Poor | -1 | Good | 1 | Very Good | 2 | Poor | -1 | -0.5 | 1.5 | No |
| 17 | North of Bubb Lane, Horton Heath | Botley | Land west of Botley Road and Winchester Road | 3-4-C; 7-49-C (part) | Poor | -1 | Poor | -1 | Average / Good | 0.5 | Very Good | 2 | Average | 0 | 0 | 0.5 | No |
| 18 | North of Hedge End railway station, Hedge End | Botley | Land west of Botley Road and Winchester Road; Land north of Hedge End railway station | 3-4-C (part); 3-34-C | Poor | -1 | Poor | -1 | Average | 0 | Average | 0 | Good | 1 | 0.5 | -1.5 | No |
| 19 | South of Maddoxford Lane, Boorley Green | Botley | None | None | Poor | -1 | Average | 0 | Good | 1 | Good | 1 | Average | 0 | 0 | 1 | Yes |
| 20 | North east of Winchester Street, Botley | Botley | Land north east of Winchester Street | 3-8-C | Average | 0 | Average | 0 | Good | 1 | Good | 1 | Poor | -1 | -0.5 | 1.5 | Yes |
| 21 | East of Kings Copse Avenue, Hedge End | Botley | Land east of Kings Copse Avenue and east of Tanhouse Lane | 3-12-C | Average | 0 | Good | 1 | Good | 1 | Average | 0 | Good | 1 | 0.5 | 2.5 | Yes |
| 22 | East of Precosa Road, Hedge End | Botley | Land east of Precosa Road, Hedge End | 3-14-C | Average | 0 | Poor | -1 | Average | 0 | Good | 1 | Good | 1 | 0.5 | 0.5 | No |

| | Site | Parish | SLAA Site Names | SLAA refs | Transport and Accessibility | | Countryside Gaps | | Landscape | | Biodiversity | | Other Environmental | | Half | Total | Take forward to assessment? |
|----|--|-----------|---|------------------------------|-----------------------------|----|------------------|----|----------------|------|--------------|----|---------------------|----|------|-------|-----------------------------|
| | | | | | | | | | | | | | | | | | |
| 23 | North of Broad Oak, Botley | Botley | Land west of Cobbett Way; North of Broad Oak and west of Holmesland Way | 3-18-C; 3-22-U; | Average | 0 | Poor | -1 | Average | 0 | Average | 0 | Poor | -1 | -0.5 | -1.5 | No |
| 24 | Broad Oak Garage, Botley | Botley | Garage off Broad Oak | 3-19-C | Average | 0 | Good | 1 | N/A | 0 | Good | 1 | Poor | -1 | -0.5 | 1.5 | Yes |
| 25 | East of Denham's Corner, Horton Heath | Botley | Land south of Snakemoor Lane; Land at Denham's Corner; Land at Ford Lake, Winchester Road | 3-28-C; 3-30-C; 3-31-C | Poor | -1 | Poor | -1 | Poor / Average | -0.5 | Very Poor | -2 | Good | 1 | 0.5 | -4 | No |
| 26 | Braxells Farm, Hedge End | Botley | Land south of Long Garden Cottage, Winchester Road | 3-35-C | Poor | -1 | Average | 0 | Good | 1 | Very Good | 2 | Good | 1 | 0.5 | 2.5 | Yes |
| 27 | North of Blundell Lane, Bursledon | Bursledon | Land north of Blundell Lane and south of M27 | 4-5-C | Average | 0 | Good | 1 | Average | 0 | Very Poor | -2 | Poor | -1 | -0.5 | -1.5 | Yes |
| 28 | North of Bridge Road, Bursledon | Bursledon | Land north of Bridge Road | 4-6-C | Average | 0 | Good | 1 | Average | 0 | Very Poor | -2 | Poor | -1 | -0.5 | -1.5 | Yes |
| 29 | Providence Hill and Oakhill, Bursledon | Bursledon | Land at Providence Hill and Oakhill | 4-11-C | Good | 1 | Good | 1 | Average / Good | 0.5 | Good | 1 | Good | 1 | 0.5 | 4 | Yes |
| 30 | North of Providence Hill, Bursledon | Bursledon | Land north of Providence Hill; The Morellos and Forge Mount, Providence Hill | 4-14-C; 4-26-C | Average | 0 | Good | 1 | Average / Good | 0.5 | Poor | -1 | Good | 1 | 0.5 | 1 | Yes |
| 31 | South of Peewit Hill, Hedge End | Bursledon | Land north of jnc 8 of M27; south of Peewit Hill; west of Dodwell Lane | 4-21-C | Average | 0 | Poor | -1 | Good | 1 | Good | 1 | Good | 1 | 0.5 | 1.5 | No |
| 32 | Heath House Farm, Hedge End | Bursledon | Heath House Farm | 4-27-C | Average | 0 | Good | 1 | Good | 1 | Poor | -1 | Good | 1 | 0.5 | 1.5 | Yes |
| 33 | South east of Windmill Lane, Bursledon | Bursledon | Land lying to the south east of Windmill Lane | 4-28-C | Poor | -1 | Average | 0 | Average | 0 | Very Poor | -2 | Average | 0 | 0 | -3 | Yes |

| | Site | Parish | SLAA Site Names | SLAA refs | Transport and Accessibility | | Countryside Gaps | | Landscape | | Biodiversity | | Other Environmental | | Half | Total | Take forward to assessment? |
|-----|---|---------------|---|---------------------|-----------------------------|----|------------------|------|----------------|------|--------------|----|---------------------|----|------|-------|-----------------------------|
| | | | | | | | | | | | | | | | | | |
| 34 | West and east of Shop Lane, Bursledon | Hound | Land west of Shop Lane; Land east of Shop Lane and south of Botley Road | 10-8-C; 10-9-C | Average | 0 | Poor | -1 | Good | 1 | Average | 0 | Good | 1 | 0.5 | 0.5 | No |
| 35a | South of Pound Road, Bursledon | Hound | Land rear of the Plough Inn, Portsmouth Road | 10-14-C | Average | 0 | Poor / Average | -0.5 | Good | 1 | Very Good | 2 | Average | 0 | 0 | 2.5 | No |
| 35b | South of Pound Road, Bursledon | Hound | Open space south of Pound Road and west of Priors Hill Lane | 10-15-C | Average | 0 | Poor / Average | -0.5 | Good | 1 | Very Good | 2 | Average | 0 | 0 | 2.5 | No |
| 35c | South of Pound Road, Bursledon | Hound | Open space east of Priors Hill Lane | 10-16-C | Average | 0 | Good | 1 | Good | 1 | Very Good | 2 | Average | 0 | 0 | 4 | Yes |
| 36 | West and east of Hamble Lane, Bursledon | Hound | Land west of Hamble Lane; Land east of Hamble Lane | 10-19-C; 10-21-C | Average | 0 | Poor | -1 | Good | 1 | Very Poor | -2 | Good | 1 | 0.5 | -1.5 | No |
| 37 | East of Shop Lane, Bursledon | Hound | Land to the east of Shop Lane | 10-24-C | Average | 0 | Poor | -1 | Good | 1 | Average | 0 | Good | 1 | 0.5 | 0.5 | No |
| 38 | North of Satchell Lane, Bursledon | Hound | Land north of Satchell Lane | 10-25-C | Average | 0 | Poor | -1 | Good | 1 | Very Good | 2 | Good | 1 | 0.5 | 2.5 | No |
| 39 | North and south of Kings Avenue, Hamble | Hamble | Land to the north and south of Kings Avenue | 8-11-C | Average | 0 | Good | 1 | Good | 1 | Poor | -1 | Average | 0 | 0 | 1 | Yes |
| 40a | Satchell Lane, Hamble | Hamble | Land west of Satchell Lane | 8-5-C | Average | 0 | Good | 1 | Good | 1 | Very Poor | -2 | Poor | -1 | -0.5 | -0.5 | Yes |
| 40b | Satchell Lane, Hamble | Hamble | Land at Hamble Petroleum Storage Depot, Satchell Lane | 8-13-C | Average | 0 | Average / Good | 0.5 | Average / Good | 0.5 | Very Poor | -2 | Poor | -1 | -0.5 | -1.5 | Yes |
| 40c | Satchell Lane, Hamble | Hamble | Mercury Yacht Marina | 8-3-C | Average | 0 | Average | 0 | Poor / Average | -0.5 | Very Poor | -2 | Poor | -1 | -0.5 | -3 | Yes |
| 41 | Land south of Winchester Street | Boorley Green | | 3-23-C | Poor | -1 | Poor | -1 | Average | 0 | Very Good | 2 | Good | 1 | 0.5 | 0.5 | No |
| 42 | Land north of Myrtle Cottage | Boorley Green | | 3-33-C | Poor | -1 | Good | 1 | Good | 1 | Very Good | 2 | Poor | -1 | -0.5 | 2.5 | Yes |

| | Site | Parish | SLAA Site Names | SLAA refs | Transport and Accessibility | | Countryside Gaps | | Landscape | | Biodiversity | | Other Environmental | | Half | Total | Take forward to assessment? |
|----|------------------------------------|--------------|-----------------|--------------------------------|-----------------------------|----|------------------|---|----------------|-----|--------------|----|---------------------|----|------|-------|-----------------------------|
| | | | | | | | | | | | | | | | | | |
| 43 | Land north of Bert Betts Way | Bursledon | | 4-19-C | Poor | -1 | Average | 0 | Good | 1 | Average | 0 | Good | 1 | 0.5 | 0.5 | No |
| 44 | Land at Foxholes, Firtree Lane | Horton Heath | | 7-25-C | Poor | -1 | Good | 1 | Good | 1 | Good | 1 | Good | 1 | 0.5 | 2.5 | Yes |
| 45 | Home Farm, St Johns Road | Hedge End | | 9-12-C | Poor | -1 | Good | 1 | Good | 1 | Good | 1 | Poor | -1 | -0.5 | 1.5 | Yes |
| 46 | Coach House, Netley Firs Road | Hedge End | | 9-25-C | Poor | -1 | Average | 0 | Good / Average | 0.5 | Average | 0 | Average | 0 | 0 | -0.5 | Yes |
| 48 | Land off the Drove, Moorgreen Road | West End | | 11-26-C | Average | 0 | Good | 1 | Good | 1 | Good | 1 | Good | 1 | 0.5 | 3.5 | Yes |
| 49 | Land north of Moorgreen Road | West End | | 11-28-C | Poor | -1 | Average | 0 | Average | 0 | Poor | -1 | Good | 1 | 0.5 | -1.5 | No |
| AL | Land at Allington Lane**** | Bishopstoke | | 2-24-C (part) | Average | 0 | Average | 0 | Average | 0 | Very Poor | -2 | Good | 1 | 0.5 | -1.5 | Yes |
| HF | Hatch Farm | West End | | 11-21-C to 11-23-C and 11-46-C | Average | 0 | Average | 0 | Average | 0 | Very Poor | -2 | Good | 1 | 0.5 | -1.5 | Yes |

**Excluding north east corner of site

***However, already has a resolution to grant planning permission

****Based on main site

Site 47 (Land south of Allington Lane north of M27 forms part of site HF and is not reported separately)

Sites are classed as 'good' if they are good locations for development. Therefore, for example, a site classed as 'good' in landscape terms has a less sensitive landscape.

Table D: Updated HOU11 Table 4: Comparative assessment of sites – by total score

| | Site | Parish | SLAA Site Names | SLAA Refs. | Transport and Accessibility | | Countryside Gaps | | Landscape | | Biodiversity | | Other Environmental | | | Total | Take Forward to assessment? |
|-----|--|---------------------------|---|------------|-----------------------------|----|------------------|-----|----------------|-----|--------------|---|---------------------|----|------|-------|-----------------------------|
| | | | | | | | | | | | | | | | Half | | |
| 29 | Providence Hill and Oakhill, Bursledon | Bursledon | Land at Providence Hill and Oakhill | 4-11-C | Good | 1 | Good | 1 | Average / Good | 0.5 | Good | 1 | Good | 1 | 0.5 | 4 | Yes |
| 35c | South of Pound Road, Bursledon | Hound | Open space east of Priors Hill Lane | 10-16-C | Average | 0 | Good | 1 | Good | 1 | Very Good | 2 | Average | 0 | 0 | 4 | Yes |
| 48 | Land off the Drove, Moorgreen Road | West End | | 11-26-C | Average | 0 | Good | 1 | Good | 1 | Good | 1 | Good | 1 | 0.5 | 3.5 | Yes |
| 4 | East of Knowle Lane, Fair Oak | Fair Oak and Horton Heath | Land east of Knowle Lane | 7-11-C | Poor | -1 | Good | 1 | Good | 1 | Good | 1 | Good | 1 | 0.5 | 2.5 | Yes |
| 10 | Lechlade, Horton Heath | Fair Oak and Horton Heath | Lechlade | 7-51-C | Average | 0 | Average | 0 | Good | 1 | Good | 1 | Good | 1 | 0.5 | 2.5 | Yes |
| 14 | Rickwood Farm, Hedge End | Hedge End | Rickwood Farm, Upper Northam Road | 9-24-C | Average | 0 | Poor | -1 | Good | 1 | Very Good | 2 | Good | 1 | 0.5 | 2.5 | No |
| 21 | East of Kings Copse Avenue, Hedge End | Botley | Land east of Kings Copse Avenue and east of Tanhouse Lane | 3-12-C | Average | 0 | Good | 1 | Good | 1 | Average | 0 | Good | 1 | 0.5 | 2.5 | Yes |
| 26 | Braxells Farm, Hedge End | Botley | Land south of Long Garden Cottage, Winchester Road | 3-35-C | Poor | -1 | Average | 0 | Good | 1 | Very Good | 2 | Good | 1 | 0.5 | 2.5 | Yes |
| 35a | South of Pound Road, Bursledon | Hound | Land rear of the Plough Inn, Portsmouth Road | 10-14-C | Average | 0 | Poor / Average | 0.5 | Good | 1 | Very Good | 2 | Average | 0 | 0 | 2.5 | No |
| 35b | South of Pound Road, Bursledon | Hound | Open space south of Pound Road and west of Priors Hill Lane | 10-15-C | Average | 0 | Poor / Average | 0.5 | Good | 1 | Very Good | 2 | Average | 0 | 0 | 2.5 | No |
| 38 | North of Satchell Lane, Bursledon | Hound | Land north of Satchell Lane | 10-25-C | Average | 0 | Poor | -1 | Good | 1 | Very Good | 2 | Good | 1 | 0.5 | 2.5 | No |
| 42 | Land north of Myrtle Cottage | Boorley Green | | 3-33-C | Poor | -1 | Good | 1 | Good | 1 | Very Good | 2 | Poor | -1 | -0.5 | 2.5 | Yes |

| | Site | Parish | SLAA Site Names | SLAA Refs. | Transport and Accessibility | | Countryside Gaps | | Landscape | | Biodiversity | | Other Environmental | | | Total | Take Forward to assessment? |
|----|---|---------------------------|---|----------------------------------|-----------------------------|----|------------------|------|----------------|-----|--------------|----|---------------------|-----|------|-------|-----------------------------|
| | | | | | | | | | | | | | | | Half | | |
| 44 | Land at Foxholes, Firtree Lane | Horton Heath | | 7-25-C | Poor | -1 | Good | 1 | Good | 1 | Good | 1 | Good | 1 | 0.5 | 2.5 | Yes |
| 8 | East of Allington Lane, Fair Oak | Fair Oak and Horton Heath | Land east of Allington Lane (Quobleigh Pond) | 7-27-C (part 2-24-OS and 2-24-C) | Average | 0 | Average | 0 | Good | 1 | Good | 1 | Average | 0 | 0 | 2 | Yes |
| 12 | North of Barbe Baker Avenue, West End | West End | Open space north of Barbe Baker Avenue; | 11-17-C; 11-18-C | Average | 0 | Good | 1 | Average / Good | 0.5 | Average | 0 | Average / Good | 0.5 | 0.25 | 1.75 | Yes |
| 3 | Church Road, Bishopstoke | Bishopstoke | Land between 77 Church Road and Recreation Ground, Church Road; Land north of Church Road | 2-6-C; 2-25-C | Average | 0 | Good | 1 | Good | 1 | Poor | -1 | Good | 1 | 0.5 | 1.5 | Yes |
| 7 | West of Durley Road, Horton Heath | Fair Oak and Horton Heath | Land west of Durley Road | 7-21-C | Poor | -1 | Average | 0 | Average | 0 | Very Good | 2 | Good | 1 | 0.5 | 1.5 | Yes |
| 16 | North of Grange Road, Hedge End | Botley | Land between Woodhouse Lane and Grange Road; Land at Grange Road | 3-1-U; 3-27-C | Average | 0 | Poor | -1 | Good | 1 | Very Good | 2 | Poor | -1 | -0.5 | 1.5 | No |
| 20 | North east of Winchester Street, Botley | Botley | Land north east of Winchester Street | 3-8-C | Average | 0 | Average | 0 | Good | 1 | Good | 1 | Poor | -1 | -0.5 | 1.5 | Yes |
| 24 | Broad Oak Garage, Botley | Botley | Garage off Broad Oak | 3-19-C | Average | 0 | Good | 1 | N/A | 0 | Good | 1 | Poor | -1 | -0.5 | 1.5 | Yes |
| 31 | South of Peewit Hill, Hedge End | Bursledon | Land north of jnc 8 of M27; south of Peewit Hill; west of Dodwell Lane | 4-21-C | Average | 0 | Poor | -1 | Good | 1 | Good | 1 | Good | 1 | 0.5 | 1.5 | No |
| 32 | Heath House Farm, Hedge End | Bursledon | Heath House Farm | 4-27-C | Average | 0 | Good | 1 | Good | 1 | Poor | -1 | Good | 1 | 0.5 | 1.5 | Yes |
| 45 | Home Farm, ,St Johns Road | Hedge End | | 9-12-C | Poor | -1 | Good | 1 | Good | 1 | Good | 1 | Poor | -1 | -0.5 | 1.5 | Yes |
| 6 | Cockpit Farm, Horton Heath | Fair Oak and Horton Heath | Cockpit Farm, Durley Road | 7-20-C | Poor | -1 | Poor / Average | -0.5 | Average | 0 | Very Good | 2 | Good | 1 | 0.5 | 1 | No |

| | Site | Parish | SLAA Site Names | SLAA Refs. | Transport and Accessibility | | Countryside Gaps | | Landscape | | Biodiversity | | Other Environmental | | | Total | Take Forward to assessment? |
|----|---|---------------------------|--|----------------------|-----------------------------|----|------------------|----|----------------|-----|--------------|----|---------------------|---|------|-------|-----------------------------|
| | | | | | | | | | | | | | | | Half | | |
| 15 | North of Peewit Hill Close, Hedge End | Hedge End | Land at Sundays Hill; Land north of Peewit Hill Close | 9-26-C; 9-27-C | Average | 0 | Average | 0 | Good | 1 | Average | 0 | Average | 0 | 0 | 1 | Yes |
| 19 | South of Maddoxford Lane, Boorley Green | Botley | None | None | Poor | -1 | Average | 0 | Good | 1 | Good | 1 | Average | 0 | 0 | 1 | Yes |
| 30 | North of Providence Hill, Bursledon | Bursledon | Land north of Providence Hill; The Morellos and Forge Mount, Providence Hill | 4-14-C; 4-26-C | Average | 0 | Good | 1 | Average / Good | 0.5 | Poor | -1 | Good | 1 | 0.5 | 1 | Yes |
| 39 | North and south of Kings Avenue, Hamble | Hamble | Land to the north and south of Kings Avenue | 8-11-C | Average | 0 | Good | 1 | Good | 1 | Poor | -1 | Average | 0 | 0 | 1 | Yes |
| 17 | North of Bubb Lane, Horton Heath | Botley | Land west of Botley Road and Winchester Road | 3-4-C; 7-49-C (part) | Poor | -1 | Poor | -1 | Average / Good | 0.5 | Very Good | 2 | Average | 0 | 0 | 0.5 | No |
| 22 | East of Precosa Road, Hedge End | Botley | Land east of Precosa Road, Hedge End | 3-14-C | Average | 0 | Poor | -1 | Average | 0 | Good | 1 | Good | 1 | 0.5 | 0.5 | No |
| 34 | West and east of Shop Lane, Bursledon | Hound | Land west of Shop Lane; Land east of Shop Lane and south of Botley Road | 10-8-C; 10-9-C | Average | 0 | Poor | -1 | Good | 1 | Average | 0 | Good | 1 | 0.5 | 0.5 | No |
| 37 | East of Shop Lane, Bursledon | Hound | Land to the east of Shop Lane | 10-24-C | Average | 0 | Poor | -1 | Good | 1 | Average | 0 | Good | 1 | 0.5 | 0.5 | No |
| 41 | Land south of Winchester Street | Boorley Green | | 3-23-C | Poor | -1 | Poor | -1 | Average | 0 | Very Good | 2 | Good | 1 | 0.5 | 0.5 | No |
| 43 | Land north of Bert Betts Way | Bursledon | | 4-19-C | Poor | -1 | Average | 0 | Good | 1 | Average | 0 | Good | 1 | 0.5 | 0.5 | No |
| 2 | East of Allbrook Way, Allbrook | Allbrook | Land east of Allbrook Way | 1-4-C | Average | 0 | Average | 0 | Average / Good | 0.5 | Poor | -1 | Average | 0 | 0 | -0.5 | Yes |
| 5 | North of Knowle Lane, Horton Heath | Fair Oak and Horton Heath | Land south of Yew Tree Cottage, Knowle Lane; Land east of Botley Road and north of Knowle Lane | 7-19-C; 7-22-C | Average | 0 | Poor | -1 | Good | 1 | Poor | -1 | Good | 1 | 0.5 | -0.5 | No |

| | Site | Parish | SLAA Site Names | SLAA Refs. | Transport and Accessibility | | Countryside Gaps | | Landscape | | Biodiversity | | Other Environmental | | | Total | Take Forward to assessment? |
|-----|---|-------------|---|--------------------------------|-----------------------------|----|------------------|-----|----------------|-----|--------------|----|---------------------|----|------|-------|-----------------------------|
| | | | | | | | | | | | | | | | Half | | |
| 40a | Satchell Lane, Hamble | Hamble | Land west of Satchell Lane | 8-5-C | Average | 0 | Good | 1 | Good | 1 | Very Poor | -2 | Poor | -1 | -0.5 | -0.5 | Yes |
| 46 | Coach House, Netley Firs Road | Hedge End | | 9-25-C | Poor | -1 | Average | 0 | Good / Average | 0.5 | Average | 0 | Average | 0 | 0 | -0.5 | Yes |
| 13 | West of Woodhouse Lane, Hedge End | Hedge End | Land west of Woodhouse Lane | 9-3-C | Average | 0 | Average** | 0 | Good | 1 | Very Poor | -2 | Average | 0 | 0 | -1 | Yes |
| 18 | North of Hedge End railway station, Hedge End | Botley | Land west of Botley Road and Winchester Road; Land north of Hedge End railway station | 3-4-C (part); 3-34-C | Poor | -1 | Poor | -1 | Average | 0 | Average | 0 | Good | 1 | 0.5 | -1.5 | No |
| 23 | North of Broad Oak, Botley | Botley | Land west of Cobbett Way; North of Broad Oak and west of Holmesland Way | 3-18-C; 3-22-U; | Average | 0 | Poor | -1 | Average | 0 | Average | 0 | Poor | -1 | -0.5 | -1.5 | No |
| 27 | North of Blundell Lane, Bursledon | Bursledon | Land north of Blundell Lane and south of M27 | 4-5-C | Average | 0 | Good | 1 | Average | 0 | Very Poor | -2 | Poor | -1 | -0.5 | -1.5 | Yes |
| 28 | North of Bridge Road, Bursledon | Bursledon | Land north of Bridge Road | 4-6-C | Average | 0 | Good | 1 | Average | 0 | Very Poor | -2 | Poor | -1 | -0.5 | -1.5 | Yes |
| 36 | West and east of Hamble Lane, Bursledon | Hound | Land west of Hamble Lane; Land east of Hamble Lane | 10-19-C; 10-21-C | Average | 0 | Poor | -1 | Good | 1 | Very Poor | -2 | Good | 1 | 0.5 | -1.5 | No |
| 40b | Satchell Lane, Hamble | Hamble | Land at Hamble Petroleum Storage Depot, Satchell Lane | 8-13-C | Average | 0 | Average / Good | 0.5 | Average / Good | 0.5 | Very Poor | -2 | Poor | -1 | -0.5 | -1.5 | Yes |
| 49 | Land north of Moorgreen Road | West End | | 11-28-C | Poor | -1 | Average | 0 | Average | 0 | Poor | -1 | Good | 1 | 0.5 | -1.5 | No |
| AL | Land at Allington Lane**** | Bishopstoke | | 2-24-C (part) | Average | 0 | Average | 0 | Average | 0 | Very Poor | -2 | Good | 1 | 0.5 | -1.5 | Yes |
| HF | Hatch Farm | West End | | 11-21-C to 11-23-C and 11-46-C | Average | 0 | Average | 0 | Average | 0 | Very Poor | -2 | Good | 1 | 0.5 | -1.5 | Yes |

| | Site | Parish | SLAA Site Names | SLAA Refs. | Transport and Accessibility | | Countryside Gaps | | Landscape | | Biodiversity | | Other Environmental | | | Total | Take Forward to assessment? |
|-----|--|---------------------------|--|---------------------------|-----------------------------|----|------------------|------|----------------|------|--------------|----|---------------------|----|------|-------|-----------------------------|
| | | | | | | | | | | | | | | | Half | | |
| 11 | South of Moorgreen Road, West End | West End | Land south of Moorgreen Road; Allotments south of Moorgreen Road; Land south of Moorgreen Road | 11-10-C; 11-11-C; 11-12-C | Average | 0 | Poor | -1 | Average | 0 | Poor | -1 | Average | 0 | 0 | -2 | No |
| 1 | West of Allbrook Way, Allbrook | Allbrook | Land north of Knowle Hill; Land south of Allbrook Way | 1-5-C; 1-7-C | Average | 0 | Poor / Average | -0.5 | Poor / Average | -0.5 | Poor | -1 | Poor | -1 | -0.5 | -2.5 | No |
| 9 | Firtree Farm, Horton Heath | Fair Oak and Horton Heath | Land at Firtree Farm, Firtree Lane | 7-44-C (part 2-24-C) | Poor | -1 | Poor / Average | 0.5 | Average | 0 | Very Poor | -2 | Good | 1 | 0.5 | -3 | No*** |
| 33 | South east of Windmill Lane, Bursledon | Bursledon | Land lying to the south east of Windmill Lane | 4-28-C | Poor | -1 | Average | 0 | Average | 0 | Very Poor | -2 | Average | 0 | 0 | -3 | Yes |
| 40c | Satchell Lane, Hamble | Hamble | Mercury Yacht Marina | 8-3-C | Average | 0 | Average | 0 | Poor / Average | -0.5 | Very Poor | -2 | Poor | -1 | -0.5 | -3 | Yes |
| 25 | East of Denham's Corner, Horton Heath | Botley | Land south of Snakemoor Lane; Land at Denham's Corner; Land at Ford Lake, Winchester Road | 3-28-C; 3-30-C; 3-31-C | Poor | -1 | Poor | -1 | Poor / Average | -0.5 | Very Poor | -2 | Good | 1 | 0.5 | -4 | No |

**Excluding north east corner of site

***However, already has a resolution to grant planning permission

****Based on main site

Site 47 (Land south of Allington Lane north of M27 forms part of site HF and is not reported separately)

Sustainability Appraisal Scoring of Sites

21. The total scores have been calculated by EBC staff on the following basis:

Table E: Summary of total SA Scores for each site.

| Impact | Score |
|------------------------------------|-------|
| Significant negative | -2 |
| Negative | -1 |
| No, negligible, mixed or uncertain | 0 |
| Positive | +1 |
| Significant positive | +2 |

22. (The SA includes separate criteria for ‘uncertain’ effects and a ‘mixture of positive and negative’ effects which are scored 0 above. Using the precautionary principle, where the SA has a score with an ‘uncertain’ caveat, the score is unchanged. Therefore an ‘uncertain significant negative’ is – 2).

Table F: Summary of Scores: Highest Site to Lowest Site by SA score

| EBC Site Ref | Site Name | SA Site Ref | Total SA Score | SA Score Quartile | Allocated in emerging Local Plan? |
|---------------|---|-------------|----------------|-------------------|-----------------------------------|
| TOP 10 SITES: | | | | | |
| 36 | West and east of Hamble Lane, Bursledon | 37 | -5 | 1 | No |
| AL | Land at Allington Lane, Bishopstoke | AL | -7 | 1 | No |
| 35c | South of Pound Road, Bursledon | 36 | -10 | 1 | Yes |
| 13 | West of Woodhouse Lane, Hedge End | 13 | -11 | 1 | Yes |
| 38 | North of Satchell Lane, Bursledon | 39 | -11 | 1 | No |
| 8 | East of Allington Lane, Fair Oak | 8 | -12 | 1 | Yes |

| EBC Site Ref | Site Name | SA Site Ref | Total SA Score | SA Score Quartile | Allocated in emerging Local Plan? |
|------------------------------|--|-------------|----------------|-------------------|-----------------------------------|
| 30 | North of Providence Hill, Bursledon | 30 | -14 | 1 | Yes |
| 20 | North east of Winchester Street, Botley | 20 | -17 | 2 | Yes |
| 29 | Providence Hill and Oakhill, Bursledon | 29 | -17 | 2 | No |
| 24 | Broad Oak Garage, Botley | 24 | -18 | 2 | No |
| SITES 'IN THE MIDDLE' | | | | | |
| 42 | Land north of Myrtle Cottage, Winchester Road, Boorley Green | 42 | -18 | 2 | Yes |
| 44 | Land at Foxholes, Firtree Lane, Horton Heath | 44 | -18 | 2 | Yes |
| 49 | Land north of Moorgreen Road, West End | 49 | -18 | 2 | No |
| 11 | South of Moorgreen Road, West End | 11 | -19 | 2 | No |
| 1 | West of Allbrook Way, Allbrook | 1 | -20 | 2 | No |
| 18 | North of Hedge End railway station, Hedge End | 18 | -20 | 2 | No |
| 28 | North of Bridge Road, Bursledon | 28 | -21 | 2 | No |
| 12 | North of Barbe Baker Avenue, West End | 12 | -22 | 2 | Yes ³ |
| 37 | East of Shop Lane, Bursledon | 38 | -22 | 2 | No |
| 39 | North and south of Kings Avenue, Hamble | 40 | -22 | 2 | No |

³ Site has resolution to permit – not allocated as an individual site but identified in DM24 'Housing sites with planning permission'

| EBC Site Ref | Site Name | SA Site Ref | Total SA Score | SA Score Quartile | Allocated in emerging Local Plan? |
|--------------|--|-------------|----------------|-------------------|-----------------------------------|
| 48 | Land off the Drove, Moorgreen Road, West End | 48 | -23 | 2 | No |
| 35a and 35b | South of Pound Road, Bursledon | 35 | -24 | 3 | No |
| 46 | Coach House, Netley Firs Road, Hedge End | 46 | -24 | 3 | No |
| 3 | Church Road, Bishopstoke | 3 | -25 | 3 | Yes ⁴ |
| 16 | North of Grange Road, Hedge End | 16 | -25 | 3 | No |
| 33 | South east of Windmill Lane, Bursledon | 33 | -25 | 3 | Yes |
| 27 | North of Blundell Lane, Bursledon | 27 | -27 | 3 | Special Policy Area |
| 9 | Firtree Farm, Horton Heath | 9 | -28 | 3 | Now permitted |
| 32 | Heath House Farm, Hedge End | 32 | -28 | 3 | Yes |
| 14 | Rickwood Farm, Hedge End | 14 | -29 | 3 | No |
| 23 | North of Broad Oak, Botley | 23 | -29 | 3 | No |
| 40a, b and c | Satchell Lane, Hamble | 41 | -29 | 3 | No |
| 45 | Home Farm, St John's Road, Hedge End | 45 | -29 | 3 | Yes |
| 10 | Lechlade, Horton Heath | 10 | -30 | 3 | Yes |
| 26 | Braxells Farm, Hedge End | 26 | -30 | 3 | Yes |

⁴ Site has resolution to permit – not allocated as an individual site but identified in DM24 'Housing sites with planning permission'

| EBC Site Ref | Site Name | SA Site Ref | Total SA Score | SA Score Quartile | Allocated in emerging Local Plan? |
|-------------------------|--|-------------|----------------|-------------------|-----------------------------------|
| 34 | West and east of Shop Lane, Bursledon | 34 | -30 | 3 | No |
| 5 | North of Knowle Lane, Horton Heath | 5 | -31 | 3 | No |
| 21 | East of Kings Copse Avenue, Hedge End | 21 | -31 | 3 | Yes |
| 41 | Land south of Winchester Street, Boorley Green | 41 | -31 | 3 | No |
| 7 | West of Durley Road, Horton Heath | 7 | -32 | 3 | Yes |
| 17 | North of Bubb Lane, Horton Heath | 17 | -32 | 3 | No |
| BOTTOM 10 SITES: | | | | | |
| 22 | East of Precosa Road, Hedge End | 22 | -32 | 3 | No |
| HF | Hatch Farm, West End | HF | -32 | 3 | No |
| 4 | East of Knowle Lane, Fair Oak | 4 | -33 | 4 | Yes |
| 43 | Land north of Berts Betts Way and south of Peewit Hill | 43 | -33 | 4 | No |
| 2 | East of Allbrook Way, Allbrook | 2 | -34 | 4 | Yes |
| 19 | South of Maddoxford Lane, Boorley Green | 19 | -34 | 4 | Yes |
| 6 | Cockpit Farm, Horton Heath | 6 | -35 | 4 | No |
| 15 | North of Peewit Hill Close, Hedge End | 15 | -41 | 4 | Yes |
| 25 | East of Denham's Corner, Horton Heath | 25 | -42 | 4 | No |
| 31 | South of Peewit Hill, Hedge End | 31 | -42 | 4 | No |

Action 3.9 Adjust the countryside gap appraisal of the HOU19 sites to ensure consistency with HOU11 appraisal (i.e. remove the extra criterion in the appraisal).

27. HOU019 is an assessment of two additional sites not included in the initial comparative assessment of small and medium greenfield sites (HOU011). These two sites were excluded as they formed part of the strategic growth options D and E. At the hearing session it was noted that there were differences between HOU019 and HOU011 with regards to one gap appraisal question. However, following closer investigation it is evident that the assessment in HOU019 was consistent with the earlier assessment of sites in HOU011.
28. The settlement gaps appraisals in both documents considered two aspects; the role of the site in maintaining settlement separation and if there are features in the location that may contribute to the perception of separate settlements. These two aspects were split into sub-questions; three further questions about the role of the site and four questions about the features. The individual site appraisals in HOU011 (Appendix 2, pages 2-46) and HOU019 (Appendix 5) consider each of these questions and then consider the overall potential for development to avoid impacting settlement coalescence.
29. The key at the start of Appendix 2 (HOU011) explains the scoring of the appraisal and the questions asked. It only includes two questions on the role of the site in maintaining the separation of settlements and does not include the question 'Does land lie directly between settlements?' This was omitted in error. The revised key below now includes this question and provides an explanation for its inclusion. This change has no implications on the appraisals in HOU011 and HOU019.
30. In addition, there are minor mistakes in four site appraisals - Land at Allington Lane, Areas 1 and 2 (HOU019) and site 1 West of Allbrook Way and site 2 East of Allbrook Way (HOU011). These include the sub-question 'Does the land lie between settlements?' instead of 'Does the land lie directly between settlements?' This mistake has not affected the findings of the appraisals.

Revised Appendix 2: SLAA Gap Appraisal (HOU11)

KEY:

| Map ID: 1. Parish | | | | |
|--|-------------|----------------|-------------|--|
| SLAA Reference(s) | | | | |
| Does site play an important role in maintaining settlement separation? | Yes | In part | No | Comment |
| Does the land lie within an existing (revised) 'Settlement Gap'? | Poor Factor | Average Factor | Good Factor | Following a Landscape Appraisal of areas between settlements the 2001-2011 Gap boundaries were revised according to PUSH criteria (Phase 3). These areas were found to exhibit features that support the function of a settlement gap. |

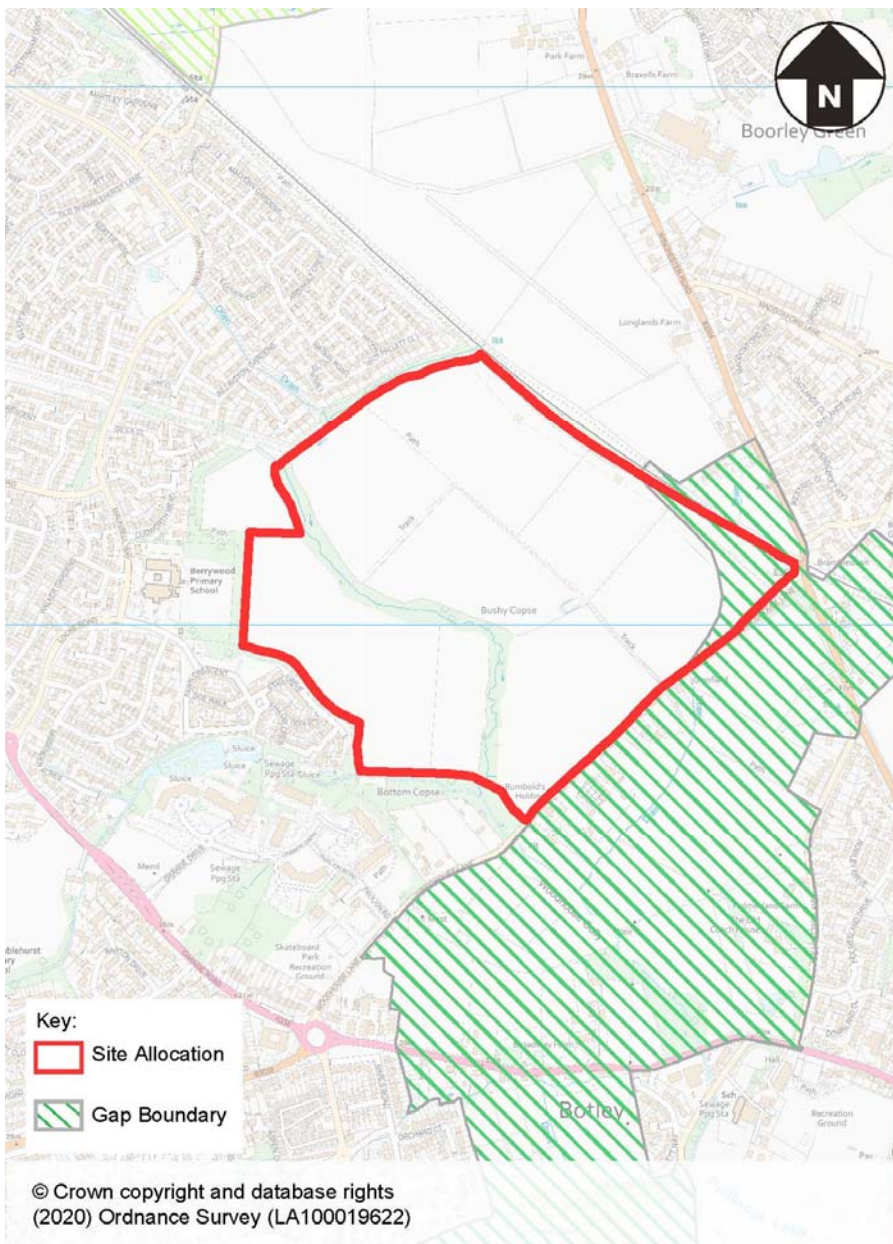
| | | | | |
|--|---|--|---|---|
| Does the land lie directly between settlements | Poor Factor | Average Factor | Good Factor | <u>Land directly between settlements may play an important role in preventing coalescence and maintaining the distinct identity of the developed areas.</u> |
| Are settlements 'at risk' of coalescence in this location? | Poor Factor | Average Factor | Good Factor | The quality of the 'gap' between settlements may already be 'weak' in this location either by existing development within the gap or by the close proximity of settlements. Further urban development could result in effective merging of settlements. |
| Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity? | Yes | In part | No | Comment |
| Severance: Is there a major road, river or railway severing the settlements in this location? | Good Factor | Average Factor | Poor Factor | Physical features in the landscape can provide strong natural boundaries/edges to settlements which can contribute to settlement identity and help to defend against settlement coalescence. |
| Connections: Are there roads or footpaths linking the settlements through this area? | Poor Factor | Average Factor | Good Factor | Settlements which have multiple direct linkages with adjoining settlements can be at a greater risk of coalescence through ribbon development. Transitions can be eroded overtime through incremental development. |
| Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area? | Poor Factor | Average Factor | Good Factor | Land that is predominantly open or has a distinct or coherent land management pattern can provide a useful transition from one 'urban area' to another and contribute to a sense of separation of settlements. |
| Inter-visibility: Are views of settlements (from within the area) obscured? | Good Factor | Average Factor | Poor Factor | Being unable to see the respective settlements either due to topography or vegetation can contribute to a sense of separation between settlements. |
| Potential for development to avoid impacting settlement coalescence? | Very Poor/Poor High number of 'Poor Factor' scores which will mean urban development in this location not recommended. Impact on settlement coalescence would be significant and difficult to offset. | Average High number of 'Average Factor' scores or a mix of 'Poor Factor' and 'Good Factor' scores which mean that some development in this location may be possible. Negative impact on settlement | Good/Very Good High number of 'Good Factor' scores which will mean that development will not contribute to coalescence of settlements in this location. | |



¹ In considering whether negative impacts on settlement coalescence may be offset by mitigation, it is appropriate to consider whether development could consolidate the existing settlement pattern and/or create a new defensible urban edge.

Action 3.10 On the site HE1 map which appears on page 207 show also the countryside gap designation.

31. The map below shows the boundary of site HE1 and the settlement gap boundary, partly within the eastern boundary.



Action 3.11 Provide email to which Highways England responded in DEL009.

32. The letter is reproduced below:

Patrick Blake

Highways England

Bridge House

1 Walnut Tree Close

Guildford, Surrey

GU1 4LZ

Regeneration & Planning Policy

Our Ref:

Your Ref:

Contact: Toby Ayling

Direct Dial: 023 8068 8242

Email: toby.ayling@eastleigh.gov.uk

24 November 2016

Dear Mr Blake

Eastleigh Local Plan – Strategic Growth Options

Many thanks for your time at our meeting on 18 November at the Council offices, where we discussed the current status of work on the Local Plan and the potential for strategic scale development in the Borough. As discussed, I should be grateful if you would confirm Highways England's position on the following –

1. Whether there are any proposals for the delivery of Junction 6 of the M27 during the period to 2036 (the current Local Plan period).
2. Whether there is currently any capacity for additional traffic at Junctions 5 and 7 of the M27 and if not the potential for delivering additional capacity by 2036.

3. Whether there is capacity for additional traffic at Junction 12 of the M3 and if not the potential for delivering additional capacity by 2036.
4. What the status is of the proposed Southampton Eastern Access package, what details are now available and what is the anticipated programme for delivery.
5. An update on the Smart Motorways proposals for the M3 and M27 through the Borough would also be extremely useful.
6. Finally, you mentioned the Route Strategies covering the period 2020-2025. The Council will be keen to ensure its strategies including the Local Plan are aligned. Therefore please keep us informed of these strategies as they emerge.

Yours sincerely

Toby Ayling

Planning Policy & Implementation Manager