



www.landuse.co.uk

Sustainability Appraisal of greenfield site options for the emerging Eastleigh Local Plan 2011-2036

Prepared by LUC
July 2017

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

Project Title: Sustainability Appraisal of Eastleigh Local Plan 2011-2036

Client: Eastleigh Borough Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
2	10/7/2017	Final	Alex Martin Sarah Smith	Jon Pearson	Helen Kent

Contents

1	Introduction	1
	Sites assessed	1
	Methodology	4
	Difficulties encountered	4
2	Summary of SA scores	28
3	Site assessment sheets	31

Tables

Table 1.1	Site options assessed	1
Table 1.2	Key to symbols and colour coding used in the SA of the Eastleigh Local Plan	4
Table 1.3	Site assessment criteria used in the SA	6
Table 2.1	Summary of SA results for greenfield site options	28

Figures

Figure 1.1	Greenfield site options	3
------------	-------------------------	---

1 Introduction

- 1.1 This report has been prepared by LUC, with some assessment inputs provided by Eastleigh Borough Council officers, to document interim outputs from part of the Sustainability Appraisal (SA) of the emerging Eastleigh Borough Local Plan 2011-2036. It presents the SA assessment results for greenfield sites being considered for allocation for housing in the Local Plan and considers both sites identified by the Council as preferred options and the reasonable alternatives to those sites considered by the Council.
- 1.2 The report is an interim output of the SA process, focusing on a single element of the emerging Local Plan. As such it is limited to providing an assessment of the likely sustainability effects of the principle of residential development within the boundary of each site option to help inform further development of the Local Plan in the period leading up to Regulation 19 consultation on the Proposed Submission version. The report is not designed to provide all of the information that the SEA Regulations require in an 'Environmental Report' and is not intended to support formal public consultation on a complete draft of the emerging the Local Plan.

Sites assessed

- 1.3 The greenfield site options assessed and the dwelling capacity estimate provided by the Council for each site are set out in **Table 1.1**. The locations of the assessed site options and their boundaries are illustrated in **Figure 1.1**.

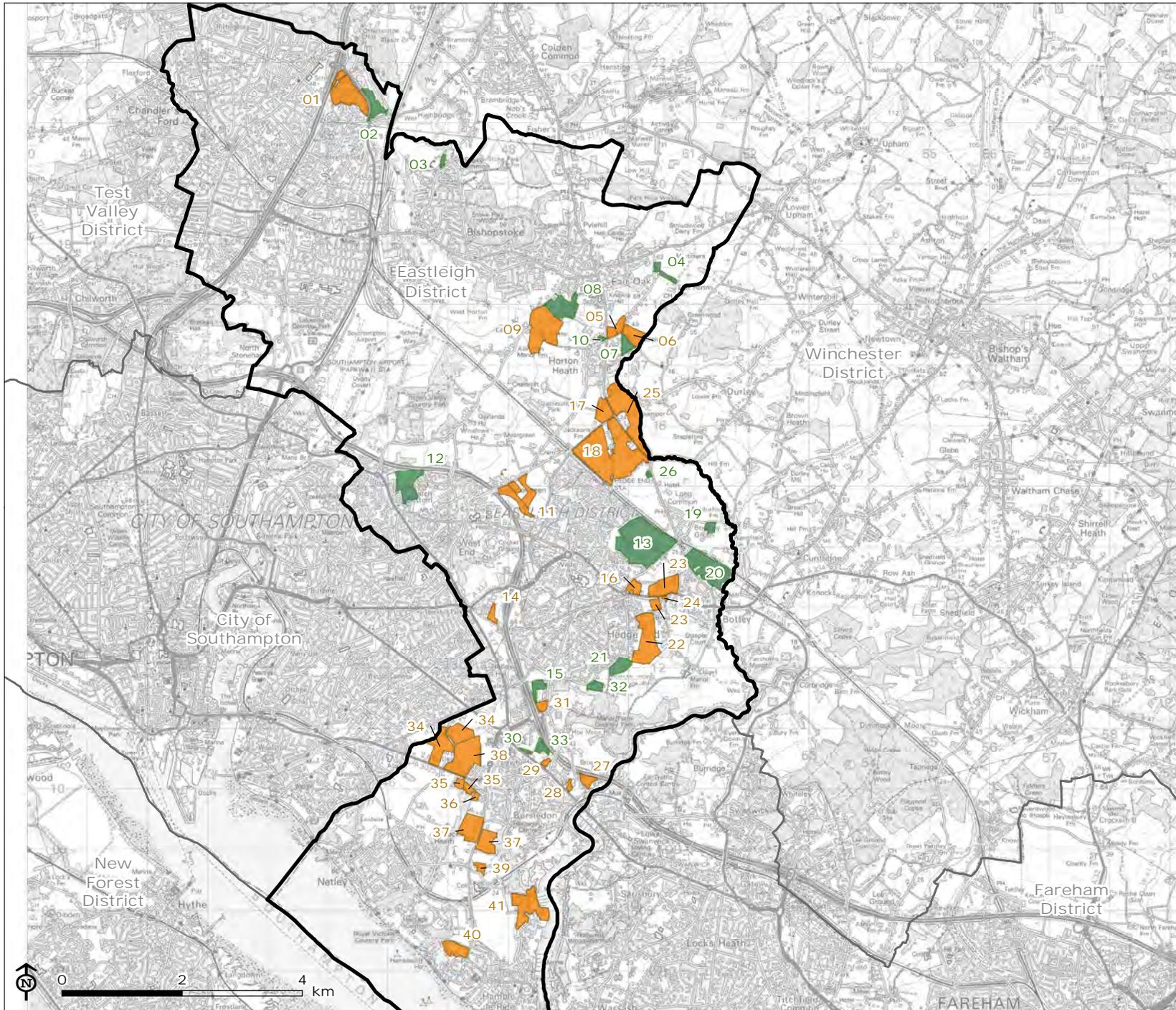
Table 1.1 Site options assessed

Site Ref.	Description	Dwelling capacity
1	Allbrook Way	176
2	Land east of Allbrook Way	95
3	Between 77 Church Rd and Recreation Ground	30
4	East of Knowle Lane	34
5	Land south of Yewtree Cottage, Knowle Land and Land east of Botley Rd and north of Knowle Lane	100
6	Cockpit Farm, Durley Rd	124
7	West of Durley Road	73
8	East of Allington Lane	38
9	Firtree Farm	450
10	Lechlade, Burnetts Lane	13
11	Land and allotments south of Moorgreen Rd	266
12	North of Barbe Baker Avenue	98
13	West of Woodhouse Lane	650
14	Rickwood Farm, Upper Northam Road	54
15	Land at Sundays Hill and Land north of Pewitt Hill Close	106
16	Land between Woodhouse Lane and Grange Road;	137
17	Land north of Bubb Lane	69
18	Land north of Hedge End and north of Hedge End railway station	793
19	Land south of Maddoxford lane and east of Crows Nest Lane	30
20	Land west of Uplands Fm Botley	450
21	Land east of Kings Copse Avenue and east of Tanhouse lane	70
22	Land east of Precosa Road	431
23	Land west of Cobbett Way; north of Broad Oak and west of Holmesland Way;	251
24	Garage at Broad Oak;	16
25	Land south of Snakemoor Lane; Land at Denhams Corner; and land at Ford lake	716
26	Braxells Farm Winchester Rd	14

Site Ref.	Description	Dwelling capacity
27	Land north of Blundell lane and south of M27	52
28	Land north of Bridge Rd	11
29	Land at Providence Hill and Oakhill	10
30	Land north of Providence Hill	19
31	Land south of j8 of M27 south of Peewit Hill west of Dodwell Lane	15
32	Heath House Farm	38
33	Land lying south east of Windmill lane	51
34	Land west and east of Shop Lane and land south of Botley Rd	364
35	Land rear of Plough Inn and south of Pound Rd	31
36	Land off Cunningham Gardens	43
37	Land west and east of Hamble Lane	355
38	Land to the east of Shop Lane	375
39	Land north of Satchell Lane	45
40	Land to the north and south of Kings Avenue	87
41	Mercury Yacht marina and sites east and west of Satchell Lane	148

Figure 1.1: Greenfield Site Options

-  Eastleigh District boundary
-  Neighbouring Local Planning Authority
-  Preferred site
-  Reasonable alternative



Source: Eastleigh Borough Council

Map Scale @ A4: 1:90,000



Methodology

- 1.4 The methodology for assessing sites is broadly the same as that presented in Chapter 2 of the SA Report at Issues and Options (Regulation 18 consultation) stage. Whilst the SA objectives remain the same as the previous stage of assessment, the site assessment criteria have continued to evolve, as presented in **Table 1.3**, including to reflect the latest evidence sources.
- 1.5 Local Plan site allocation policies have not yet been drafted and the site options have therefore been assessed on the basis of the principle of residential development within the defined site boundaries, prior to any mitigation that may be provided by policy requirements in site-specific allocation policies or in more general development management policies in the Local Plan. As such, the assessments serve to highlight potential issues which may be avoidable by suitable policy protection or by selection of different development site options. Information from the Council on policy mitigation that may be included has not been reflected in site assessments at this stage.
- 1.6 **Table 1.3** also shows the main information sources used to inform the assessments of the greenfield sites and how these differed from those used in the assessment of Strategic Locations at the Issues and options stage. One notable difference is that information was not available for all greenfield site options on new services and facilities that may be provided alongside new residential development, therefore no reference was made to such information to ensure that all site options could be assessed on a consistent basis. Where the absence of existing services and facilities has led to a negative score, this is intended to highlight the potential need for such facilities to be secured through the planning process but does not imply that the site promoter has not offered to provide the facilities that are currently lacking.
- 1.7 The scoring scheme in this document is based on that used in previous rounds of SA, as set out in **Table 1.2**.

Table 1.2 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 achievement of the SA objective(s).
0	The option is likely to have a negligible or no effect on achievement of the SA objective(s).
-	The option is likely to have a negative effect on achievement of the SA objective(s).
--	The option is likely to have a significant negative effect on achievement of the SA objective(s).
?	It is uncertain what effect the option will have on achievement of the SA objective(s), due to a lack of information.
+/-	The option is likely to have a mixture of positive and negative effects on achievement of the SA objective(s).

Difficulties encountered

- 1.8 The greenfield site appraisals were subject to the following limitations:
- Boundary changes were made to sites 4, 15 and 19 subsequent to the most recent versions of the Council's Gap Appraisal and Landscape Appraisal. Uncertain effects have therefore had to be recorded in relation to SA criteria 12.1 and 12.2, pending updated gap and landscape appraisals.
 - Boundary changes were made to sites 4 and 19 subsequent to the Council's site assessments made as part of the Land Availability Assessment (LAA) process. The Council's LAA assessments helped to inform LUC's assessments of greenfield sites against SA criteria 3.3,

3.4, and 5.4. In the absence of up to date written evidence, EBC was asked to confirm whether there would be any loss of employment land (SA criterion 3.3.). The potential for loss of commercial uses or other facilities in town, district or local centres (SA criterion 3.4) and the potential loss of allotments or community farms (SA criterion 5.4) were assessed by LUC by reference to base mapping and aerial photography and the Council should satisfy itself that no such losses would occur.

- EBC's biodiversity assessments for sites 15 and 31 reference phases of development that have already taken place. Clarification is being sought as to the status of these developments.
- Assessments in relation to SA criteria 6.2, 11.1 and 13.1 were carried out by Council officers and only received by LUC immediately before this report was drafted. These assessments are likely to need to be refined to ensure that they fully address the questions posed by these SA criteria and that the written style is in keeping with that of the remaining assessments.
- The site assessment framework was agreed by the Council. Subsequent to this, the Council's tree protection officer expressed concern that SA criterion 11.1 only considered the presence of trees with an existing TPO. Since TPOs generally exist only for trees that have been threatened in the past, the absence of TPOs for trees on a site should not be taken to mean that trees on site are not of sufficient quality to be protected.

Table 1.3 Site assessment criteria used in the SA

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs				
<ul style="list-style-type: none"> Contribute to meeting the objectively assessed housing need/the housing requirement identified in the Local Plan, including an appropriate mix of housing? Meet need within the local area as well as the wider housing market? Help to deliver affordable housing to meet Eastleigh's identified housing needs? 	<p>1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?</p> <p>In line with the Council's affordable housing policy, sites capable of accommodating 10-14 dwellings will be expected to provide 20% affordable housing. Sites capable of accommodating 15 or more dwellings will be expected to provide 35% affordable housing.</p>	++	Site is capable of accommodating 15 or more dwellings	<p>Issues and Options stage (Strategic Locations)</p> <p>EBC assessment and information from site promoters</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Dwelling capacity information from EBC. All employment sites will be '0'.</p>
		+?	Site is capable of accommodating 10-14 dwellings	
		0	Mainly employment use; no/negligible amount of housing offered at the location	
		?	Insufficient evidence is available to make a determination	
		-	Evidence that location will partially meet affordable housing requirements	
		--	Evidence that affordable housing is not economically viable on location or provision is unlikely due to the location being below the affordable housing threshold [10 dwellings]	
		<p>1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?</p> <p>Where mixed use locations incorporate residential development, effects in</p>	++	
0	Mainly employment use; no/negligible amount of housing			

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	relation to this objective will depend on the likely proportion of homes falling into these specialist categories, as evidenced by site promoter's proposals.		offered at the location	strategic sites) Information on provision of other elements of housing need not available on consistent basis for all site options; score all residential sites as '?' and all employment sites as '0'
		+?	The scale and location indicate that provision of one or more of these additional elements could be possible.	
		- -	Development at this location would not contribute to meeting these additional needs	
SA2: Safeguard and improve community health, safety and wellbeing				
<ul style="list-style-type: none"> • Improve opportunities for people to participate in cultural, leisure and recreation activities? • Promote healthy lifestyles, safety and wellbeing? • Provide good access to existing services, open space, facilities and community infrastructure? • Protect and enhance public rights of way? • Reduce crime, deprivation and promote social inclusion in the borough? 	2.1 Are community facilities (community hall or library) available locally? Where development proposals would result in the provision of new community facilities, a significant positive effect is likely. For other proposals that will include new housing, the position of the strategic location could affect this objective by influencing people's ability to access existing services and facilities.	++	The development of this location would provide or contribute to new community facilities or enhance existing facilities on location or within 400m	Issues and Options stage (Strategic Locations) Information from site promoters and GIS data Proposed Submission stage (non-strategic sites) Information on provision/enhancement of community facilities not available on consistent basis for all site options; refer solely to GIS data on existing facilities, therefore '++' score not possible
		+	Under 400m distance from location providing for residential development to existing community hall or library	
		0	400 to 800m distance from location providing for residential development to existing community hall or library, or no residential development proposed at location	
		-	Over 800m from location providing for residential development to existing community hall or library	
	2.2 Are primary healthcare facilities	++	Provision of new or improved healthcare facilities or 0 to 400m to	Issues and Options stage

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	<p>available locally?</p> <p>Walking distance to nearest GP surgery, health centre or hospital (same test as 3.6).</p> <p>The position of the strategic location could affect this objective by influencing residents' or employees' ability to access existing health facilities. Capacity of existing GP surgeries would need to be explored outside of the SA process.</p>		existing health facilities	<p>(Strategic Locations)</p> <p>Information from site promoters and GIS data</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Information on provision/enhancement of healthcare facilities not available on consistent basis for all site options; refer solely to GIS data on existing facilities, therefore '++' score not possible</p>
	<p>2.3 What effect would the development have on local provision of sports pitches and facilities?</p> <p>Where development proposals would result in the provision of new sports pitches and facilities a positive effect is likely. Conversely, loss of existing facilities would have a negative effect.</p>	++	Location addresses under-provision of sports pitch provision in the wider locality	<p>Issues and Options stage (Strategic Locations)</p> <p>EBC assessment and information from site promoters</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Information on provision/enhancement of sports pitches not available on consistent basis for all site options therefore positive scores not possible; refer to GIS data to assess existing facilities and score loss as '--?' not '-' (due to uncertainty re. suitable replacement) and no loss as '0'</p>
		+	401 to 800m to existing health facilities	
		0	801-1200m from existing health facilities	
		-	1201-1600m from existing health facilities	
		- -	Over 1600m distance to existing health facilities	
		+?	Location could be suitable for supporting improvements to sports facilities provision either within the location or the wider area. Further information on the suitability of the location would be required.	
		-	Development at this location would not make any improvements to sports facilities provision either within the location or the wider locality	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
		- -	Location results in loss of sports pitches/facilities without suitable replacement	
	<p>2.4 Is public open space available locally?</p> <p>Where development proposals would result in the provision of new public open space, a significant positive effect is likely. For other proposals, the position of the strategic location could affect this objective by influencing residents' or employees' ability to access existing public open space.</p>	++	The development of this location would provide or contribute to new publicly accessible open space	<p>Issues and Options stage (Strategic Locations)</p> <p>Information from site promoters and GIS data</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Information on provision/enhancement of open space not available on consistent basis for all site options therefore '+ +' score not possible; refer solely to GIS data on existing open space; score loss of open space as '--?' not '--' to reflect uncertainty re. potential replacement</p>
		+	Location is within 300m of existing publicly accessible open space	
		0	Location is within 300m to 800m existing publicly accessible open space	
		-	Location is more than 800m from existing publicly accessible open space	
		- -	Development results in loss of publicly accessible open space	
	<p>2.5 Can the location readily be connected to the existing cycle and footpath network? (same test as 3.10 and 11.2 below)</p> <p>Positive effects are likely in relation to this objective where the location of development proposals facilitates their connection to the cycle and footpath network, supporting active travel by residents or employees.</p>	+	Existing footpath and cycle path cross location or are adjacent to location boundary	<p>Issues and Options stage (Strategic Locations)</p> <p>Presence of Public Rights Of Way (PROW) or Eastleigh Cycle Network in GIS data</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Presence of Public Rights Of Way (PROW) or Eastleigh Cycle Network in GIS data</p>
		0	Existing footpath only crosses location or is adjacent to its boundary	
		-	No footpath or cycle path crosses location or is adjacent to its boundary	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
SA3: Develop a dynamic and diverse economy				
<ul style="list-style-type: none"> • Deliver new diverse and knowledge- based employment opportunities? • Support or encourage new business sectors and contribute to GVA in South Hampshire? • Encourage and support business start-ups and assist the development of SMEs? • Provide good access to a range of employment areas? • Enhance the vitality and viability of Eastleigh town centre and other district and local centres? • Help to develop and maintain a skilled workforce to support long- term competitiveness? • Ensure a wide cross section of the community benefits from economic prosperity? 	3.1(a) Is the location close to a major rail station? (same test as 4.1)	Criteria set out in Q. 4.1 below		Same score and justification as 4.1
	3.1 (b) Is the location close to a minor rail station? (same test as 4.2)	Criteria set out in Q. 4.2 below		Same score and justification as 4.2
	3.1 (c) Is the location close to a frequent bus route? (same test as 4.3)	Criteria set out in Q. 4.3 below		Same score and justification as 4.3
	3.1 (d) Is the location close to a semi-frequent bus route? (same test as 4.4)	Criteria set out in Q. 4.4 below		Same score and justification as 4.4
	3.1 (e) Is the location close to a major employment centre? (same test as 4.5)	Criteria set out in Q. 4.5 below		Same score and justification as 4.5
	3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace? Positive effects are likely in relation to this objective when proposals include employment floorspace.	+	Location proposed wholly or partially for additional employment floorspace, including new facilities to support business start-ups/SMEs; or including new facilities to support new business sectors	Issues and Options stage (Strategic Locations) EBC assessment and information from site promoters Proposed Submission stage (non-strategic sites) Score all residential sites as '-' and all employment sites as '+'
		0	Location is capable of accommodating additional employment floorspace that includes new facilities to support business start-ups/SMEs; or new facilities to support new business sectors	
		-	Location would be unsuitable for additional employment floorspace	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
			that includes new facilities to support business start-ups/SMEs; or new facilities to support new business sectors	
	<p>3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?</p> <p>Negative effects are likely in relation to this objective when proposals would result in a net loss of existing employment land.</p>	0	No	<p>Issues and Options stage (Strategic Locations)</p> <p>SLAA form 'Site Descriptions...' and 'Suitability' sections</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>SLAA form 'Site Descriptions...' and 'Suitability' sections</p>
	<p>3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?</p> <p>Positive effects are likely in relation to this objective when proposals would result in a net gain of commercial uses and other facilities.</p>	++	Increases retail floorspace or commercial floorspace in primary shopping area or other shopping frontages	<p>Issues and Options stage (Strategic Locations)</p> <p>Proposed uses from site promoters</p> <p>Existing uses from SLAA form 'Site description...' and 'Suitability' of existing uses</p> <p>GIS data for 'District and local centres', 'Eastleigh Town Centre Public Realm', 'Eastleigh Town Centre Renaissance Quarter', 'Shopping frontages'</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Existing uses from SLAA form 'Site description...' and 'Suitability' of existing uses</p> <p>GIS data for 'District and local</p>
		+?	New local centre proposed. Effect on existing facilities is uncertain	
		+	Increases in district or local centres	
		0	No change, including residential-only development on land outside district or local centres and not resulting in loss of primary shopping area/shopping frontage	
		-	Loss in town and district/local centres	
		--	Loss in primary shopping area or	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
			other shopping frontages	centres', 'Eastleigh Town Centre Public Realm', 'Eastleigh Town Centre Renaissance Quarter', 'Shopping frontages' Information on provision/enhancement of retail/commercial space not available on consistent basis for all site options, therefore only possibly to assess potential loss so only '0', '-', or '--' scores are possible
SA4: 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				
<ul style="list-style-type: none"> • Improve the capacity of the transport network? • Provide opportunities to encourage sustainable travel choice? • Improve road safety? 	<p>4.1 Is the location close to a major rail station?</p> <p>Significant positive effects in relation to this objective are likely where residential or employment proposals are in proximity to a rail station with frequent peak-time service (Southampton Airport Parkway, Eastleigh, Hedge End, Botley and Swaythling stations).</p>	++	0 to 400m distance	Issues and Options stage (Strategic Locations)
		+	401 to 800m distance	GIS data
		0	801 to 1200m	Proposed Submission stage (non-strategic sites)
		-	1201 to 1400m distance	GIS data
		--	Over 1400m distance	
		<p>4.2 Is the location close to a minor rail station?</p> <p>Minor positive effects in relation to this objective are likely where residential or employment proposals are in proximity to a rail station with infrequent peak-time service (all stations other than</p>	+	0 to 400m distance
	-	401 to 1200m distance	GIS data	
	--	Over 1200m distance	Proposed Submission stage (non-strategic sites) GIS data	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	those listed at 4.1)			
	<p>4.3 Is the location close to a frequent bus route?</p> <p>Significant positive effects in relation to this objective are likely where residential or employment proposals are in proximity to a bus route with a 20 min or better frequency bus service, i.e. the following routes:</p> <ul style="list-style-type: none"> • Bluestar 1 Winchester-Chandlers Ford-Southampton • Bluestar 2 Fair Oak-Bishopstoke-Eastleigh-Stoneham-Southampton • First X4/X5 Southampton-Bursledon-Fareham-Portsmouth/ Gosport • Unilink U1 Airport Parkway-Highfield Campus-Southampton <p>Assumed that new bus stop could be provided on existing route to serve development at a strategic location.</p>	++	0 to 400m distance	<p>Issues and Options stage (Strategic Locations)</p> <p>GIS data</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>GIS data</p>
	+	401 to 600m distance		
	-	601 to 800m distance		
--	Over 800m distance			
4.4 Is the location close to a semi-	+	0 to 400m distance	Issues and Options stage	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	<p>frequent bus route?</p> <p>Minor positive effects in relation to this objective are likely where residential or employment proposals are in proximity to a bus route with a semi-frequent (between 20 and 30 min frequency) bus service, i.e. the following routes:</p> <ul style="list-style-type: none"> • Xelabus X6/X7 Eastleigh-Chandlers Ford only • First 8 Hedge End-West End-Townhill Park-Southampton (Hedge End to West End section likely to be withdrawn in short to medium term due to low usage) • First 6 Southampton City Centre-Woolston-Netley-Hamble-Wright's Hill-Butlocks Heath • Bluestar 5 Eastleigh to Boyatt Wood only <p>Assumed that new bus stop could be provided on existing route to serve development at a strategic location.</p>	-	400 to 800m distance	<p>(Strategic Locations)</p> <p>GIS data</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>GIS data</p>
	<p>4.5(a) Will residential development at the location be close to a major employment centre?</p> <p>For purely residential locations or mixed use locations with a significant</p>	++	Under 400m distance	<p>Issues and Options stage (Strategic Locations)</p> <p>GIS data</p> <p>Proposed Submission stage (non-</p>
		+	400 to 1000m distance	
		-	Over 1000m distance	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	<p>residential component, positive effects are likely in relation to this objective when it is in proximity to defined major employment centres:</p> <ul style="list-style-type: none"> • Ensign Way • GE Aviation • Hedge End Industrial Area • Chalcroft Business Park • Eastleigh River Side • Phoenix Park • Southampton Airport Business Park • Tollgate Business Park • Land adjoining Chalcroft Distribution Park • Eastleigh town centre • Chandlers Ford Industrial Estate • Woodside Avenue and Boyatt Wood Industrial Estates • Hampshire Corporate Park • Tollbar Offices 	0	No significant residential use	<p>strategic sites)</p> <p>GIS data</p>
	<p>4.5(b) Will employment development at the location be close to a major population centre?</p> <p>For purely employment locations or mixed use locations with a significant employment component, positive effects are likely in relation to this objective when it is in proximity to defined major population centres:</p> <ul style="list-style-type: none"> • Southampton • Eastleigh, including Chandlers Ford • Hedge End 	++	Under 400m distance	<p>Issues and Options stage (Strategic Locations)</p> <p>GIS data</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>GIS data</p>
		+	400 to 1000m distance	
		-	Over 1000m distance	
		0	No significant employment use	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	4.6: Are health facilities available locally? (same test as 2.2 above)	Criteria set out in Q. 2.2 above		Same score and justification as 2.2
	4.7 Are shopping and related services available locally? Positive effects are likely in relation this objective when proposals are located so that residents or employees are able to walk to local shops and related services. This was assessed via proximity to the nearest defined Town, District or Local Centre in the adopted or emerging Local Plan, plus any significant superstore over 2,000 sq m but excluding neighbourhood parades and isolated convenience stores.	++?	Potential provision of new shopping and related facilities or 0 to 200m distance	Issues and Options stage (Strategic Locations) Information from site promoters and GIS data
		+	201 to 400m distance	
		0	401 to 600m distance	Proposed Submission stage (non-strategic sites) GIS data
		-	601 to 800m distance	Information on provision of new facilities not available on consistent basis for all site options, therefore '++?' score not possible
		--	Over 800m distance	
	4.8 Is the location close to a primary school? Positive effects are likely in relation this objective when residential or mixed use proposals are located so that residents are able to walk to a primary school. Capacity of existing schools would need to be explored outside of the SA process.	++(?)	Potential provision of new primary school (++?) or 0 to 400m distance (++)	Issues and Options stage (Strategic Locations) Information from site promoters and GIS data
		+	401-600m distance	Proposed Submission stage (non-strategic sites) GIS data
		0	601 to 800m distance, or no residential development proposed at location	Information on provision of new facilities not available on consistent basis for all site options, therefore '++?' score not possible
		-	801 to 1000m distance	
--		Over 1000m distance		

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	<p>4.9 Is the location close to a secondary school?</p> <p>Positive effects are likely in relation this objective when residential or mixed use proposals are located so that residents are able to walk to a secondary school.</p> <p>Capacity of existing schools would need to be explored outside of the SA process.</p>	++(?)	Potential provision of new secondary school (++) or 0 to 800m distance (++)	<p>Issues and Options stage (Strategic Locations)</p> <p>Information from site promoters and GIS data</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>GIS data</p> <p>Information on provision of new facilities not available on consistent basis for all site options, therefore ‘++?’ score not possible</p>
		+	801 to 1200m distance	
		0	1201 to 1600m distance, or no residential development proposed at location	
		-	1601 to 2000m distance	
		--	Over 2000m distance	
	<p>4.10 Can the location easily be connected to the existing cycle and footpath network? (same test as 2.5. above)</p>	Criteria set out in Q. 2.5 above		Same score and justification as 2.5
	<p>4.11 Are there Geographical barriers between the location and key facilities/ destinations?</p> <p>Negative effects in relation this objective are likely when pedestrians (residents or employees) are forced to:</p> <ul style="list-style-type: none"> • cross a major geographic barrier e.g. a railway line, motorway/ dual carriageway etc. via a bridge, underpass or similar • walk along a route without a properly surfaced and lit footway of 2m+ width and 	+	No geographical barriers on the most direct walking route to any destination	<p>Issues and Options stage (Strategic Locations)</p> <p>EBC officer judgement</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Information on quality of footways to key facilities not available on consistent basis for all site options therefore only assess presence of geographic barriers via aerial photography; ‘--’ score not possible, all other scores to have ‘?’ appended</p>
		0	Geographical barriers on the most direct walking route to one or two destinations	
		-	<p>Geographical barriers on the most direct walking route to three or more destinations</p> <p>and/or</p> <p>Lack of an adequate quality footway</p>	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	<p>hard surface throughout</p> <p>.....on the most direct walking route to any of the above facilities which are within the distance criterion.</p>		to more than one destination	to reflect lack of information re. 'adequate footway quality'
		- -	Lack of an adequate quality footway to more than one destination	
SA5: Protect and conserve natural resources				
<ul style="list-style-type: none"> • Have potential impact on natural resources? • Lead to the loss of the best and most versatile agricultural land? • Lead to the more efficient use of land, for example by utilising brownfield sites? 	<p>5.1 Will development avoid the sterilisation of mineral resources</p> <p>Negative effects are likely in relation to this objective when proposals would prevent the future extraction of known mineral reserves.</p>	0	Location is not in an area safeguarded for minerals extraction, or minerals extraction has already taken place	<p>Issues and Options stage (Strategic Locations)</p> <p>Mineral Safeguarding Areas and Minerals Consultation Areas in GIS data</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Mineral Safeguarding Areas and Minerals Consultation Areas in GIS data</p>
		-?	Location is in Mineral Safeguarding Area or Mineral Consultation Area	
	<p>5.2 Will it result in the loss of higher grade agricultural land?</p> <p>Negative effects are likely in relation to this objective when proposals would result in the loss of higher grade agricultural land.</p>	0	Lower quality agricultural land (Grades 4 or 5)	<p>Issues and Options stage (Strategic Locations)</p> <p>Agricultural land classifications in GIS data</p> <p>Proposed Submission stage (non-strategic sites)</p> <p>Agricultural land classifications in GIS data</p>
		-	Medium quality agricultural land (Grades 3a or 3b)	
	- -	High quality agricultural land (Grades 1 or 2)		
	<p>5.3 Will it use previously developed land?</p> <p>Positive effects are likely in relation</p>	++	Yes	<p>Issues and Options stage (Strategic Locations)</p>
		-	No	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	this objective when development locations are on previously developed rather than greenfield land.	+/-	Mixed	SLAA forms: site description Proposed Submission stage (non-strategic sites) SLAA forms: site description
	5.4 Will it deliver or support allotments or community farms? Positive effects are likely in relation this objective when development proposals support allotments or community farms.	++	Delivery of new community farm	Issues and Options stage (Strategic Locations)
		+	Delivery of new allotments	
		+?	Location could be suitable for providing new allotments/community farm.	Proposed Submission stage (non-strategic sites)
		-	Development at this location would not make any contribution toward allotments or community farms either within the location or in the wider area	Information on new provision of/contribution to community farms/allotments not available on consistent basis for all site options therefore only possible to check for loss of existing facilities by reference to SLAA forms
--	Loss of allotments or community farm without suitable replacement			
SA6: Reduce air, soil, water, light and noise pollution				
<ul style="list-style-type: none"> • Reduce air quality? • Impact on soil pollution? • Help to remediate land affected by contamination? • Have an impact on water pollution? • Have an impact on light pollution? • Have an impact on noise pollution? 	6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas (AQMA)? Negative effects are likely on this objective when residential, employment or other sensitive development will occur in locations subject to high levels of air or noise pollution.	- -?	Impact from both significant noise generating uses and located within an AQMA	Issues and Options stage (Strategic Locations) EBC assessment and information from site promoters
		- ?	Impact from either significant noise generating uses or located within an AQMA	Proposed Submission stage (non-strategic sites)
		0	No impact from significant noise generating uses and not within an	Information on existing air pollution and noise pollution not available on

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
			AQMA	consistent basis for all site options. Instead, score as '-?' if site is within an AQMA or within 200 m of a railway, A-road or motorway and '--?' if both apply.
	<p>6.2 Will development increase pollution?</p> <p>Negative effects are likely in relation to this objective when development proposals will result in pollution that cannot be readily mitigated.</p>	+?	There is potential for reduction in pollution e.g. remediation of contamination. Further information required	<p>Issues and Options stage (Strategic Locations)</p> <p>EBC assessment and information from site promoters</p>
		0	Development does not raise concerns which cannot be addressed by mitigation	<p>Proposed Submission stage (non-strategic sites)</p> <p>EBC assessment</p>
		- ?	Development could have impacts either an AQMA or an SAC, or noise/contamination impacts	
		- -?	Development could have impacts on more than 1 sensitive receptor, i.e. an AQMA and an SAC, and/or noise impacts and/or contamination impacts	
SA7: Plan for the anticipated levels of climate change				
<ul style="list-style-type: none"> • Have an impact on green infrastructure (including extent and quality of open space and linear routes for recreation)? • Increase or reduce the number of new properties at risk of flooding? 	<p>7.1 Will the development provide additional or improved green infrastructure? (types of GI: parks & gardens; amenity greenspace; semi-natural urban greenspace; green corridors; allotments; community</p>	+	Additional and/or improved GI assets	<p>Issues and Options stage (Strategic Locations)</p>
		+?	Potential for additional and/or improved GI	<p>EBC assessment and information from site promoters</p>
		0	No impact (i.e. no gain or loss) of GI	<p>Proposed Submission stage (non-</p>

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
<ul style="list-style-type: none"> Manage development in areas affected by coastal change? 	gardens, city farms; cemeteries and churchyards - same test as 11.3)	-?	Loss of GI with potential opportunities for mitigation	strategic sites) Information re. provision of new/improved GI and re. opportunity to mitigate any loss not available on consistent basis for all site options therefore: <ul style="list-style-type: none"> - Score as '-?' if GIS open space layer, aerial imagery or SLAA form indicates loss of GI, otherwise score as '0'
	- -	Loss of GI will no opportunities to mitigate		
	7.2 Is the location at risk from flooding, taking into account of the effects of climate change? Negative effects are likely in relation to this objective when a development location is in an area of high flood risk and the proposed type of development is sensitive to flood risk.	0	Location not in area of surface water flood risk and location is not in Flood Zone 2 or 3 or proposed use is classified as appropriate to the Zone by NPPF Technical Guidance	Issues and Options stage (Strategic Locations) Surface water flood risk and Environment Agency Flood Zone in GIS data Proposed Submission stage (non-strategic sites) Surface water flood risk and Environment Agency Flood Zone in GIS data
	-?	Location is within EA Flood Zone 2 and proposed use is not classified as appropriate to the Zone by Technical Guidance to NPPF, or location is subject to 'less' surface water flood risk		
	- -?	Location is within EA Flood Zone 3 and proposed use is not classified as appropriate to the Zone by Technical Guidance to NPPF, or location is subject to 'more' or 'intermediate' surface water flood risk		
	7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan (SMP)	+	Location is in area of coastal change and helps to deliver SMP objectives in this area (e.g. Flood defences,	Issues and Options stage (Strategic Locations)

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	objectives be supported? Negative effects are likely in relation to this objective when a development location is in an area at risk from coastal change but does not help to deliver SMP objectives.		coastal protection works)	EBC assessment Proposed Submission stage (non-strategic sites) EBC assessment for any coastal sites; non-coastal sites scored '0'
		?	Located in area of coastal change but insufficient information is available to comment on its contribution to SMP Objectives for this area.	
		-	Location is in area of coastal change but doesn't contribute to SMP objectives	
		0	Not located in area of coastal change	
SA8: Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions				
<ul style="list-style-type: none"> Promote a reduction in carbon emissions? 	Criteria for sustainable travel options in found in assessment criteria for SA Objective 3. This objective is to be used in the appraisal of development management policies.			
SA9: Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste				
<ul style="list-style-type: none"> Provide, or be accessible to, facilities for the separation and recycling of waste? 	This objective is to be used in the appraisal of development management policies.			
SA10: Protect, enhance and manage biodiversity and geodiversity, improving its quality and range. Avoid, mitigate or, at last resort, compensate for adverse effects on biodiversity				
<ul style="list-style-type: none"> Have an impact on biodiversity and geodiversity (including protected species, habitats, sites and landscapes at international, national and/or local levels of nature conservation 	10.1 Could development negatively impact or lead to loss of an internationally or nationally designated site (either alone or in-combination)? Internationally designated sites	+	Likely to have a positive impact, opportunities for enhancement	Issues and Options stage (Strategic Locations) HRA screening zone in GIS data
		0	Unlikely to have adverse impact	
		?	Likely impact is uncertain	Proposed Submission stage (non-strategic sites)

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources	
designation)? <ul style="list-style-type: none"> • Provide new creation, restoration and/or enhancement opportunities for habitats and species? • Prejudice future Site biodiversity restoration? • Support creation, protection, enhancement and/or management of networks of biodiversity 	include: <ul style="list-style-type: none"> • SAC • SPA • Ramsar Nationally designated sites in Eastleigh include: <ul style="list-style-type: none"> • SSSI 	-	Minor negative effects identified in EBC biodiversity assessment or potential mitigation has been identified for potentially significant effects	EBC biodiversity assessment forms	
		- -	Development is likely to have significant effects e.g. loss of site in part or whole		
	10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in-combination)? Locally designated sites include: <ul style="list-style-type: none"> • LNR • SINC 	+	Likely to have a positive impact, opportunities for enhancement	Issues and Options stage (Strategic Locations) GIS data Proposed Submission stage (non-strategic sites) EBC biodiversity assessment forms	
		0	Unlikely to have adverse impact		
		?	Likely impact is uncertain		
		-	Minor negative effects identified in EBC biodiversity assessment or potential mitigation has been identified for potentially significant effects		
		--	Development is likely to have significant effects e.g. loss of one or more locally designated wildlife sites, in part or in whole		
	10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	+	Likely to have a positive impact, opportunities for enhancement	Issues and Options stage (Strategic Locations) EBC officer assessment	
		0	Unlikely to have adverse impact		

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
	This includes: <ul style="list-style-type: none"> • BAP habitats • Habitats of principal importance • Areas likely to support BAP species • Areas likely to support species of principal importance 	?	Likely impact is uncertain	Proposed Submission stage (non-strategic sites) EBC biodiversity assessment forms
		-	Minor negative effects identified in EBC biodiversity assessment or potential mitigation has been identified for potentially significant effects	
		- -	Development is likely to have significant effects e.g. loss of a large part of an 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)?	+	Likely to have a positive impact, opportunities for enhancement	Issues and Options stage (Strategic Locations) EBC officer assessment
		0	Unlikely to have adverse impact	
		?	Likely impact is uncertain	Proposed Submission stage (non-strategic sites) EBC biodiversity assessment forms
		-	Minor negative effects identified in EBC biodiversity assessment or potential mitigation has been identified for potentially significant effects	
		- -	Development is likely to have significant effects e.g. by severing/complete loss of link	
	10.5 Will the development adversely affect ancient woodland?	+	Likely to have a positive impact, opportunities for enhancement	Issues and Options stage (Strategic Locations) EBC officer assessment
		0	Unlikely to have adverse impact	

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources	
		?	Likely impact is uncertain	Proposed Submission stage (non-strategic sites) EBC biodiversity assessment forms	
		-	Minor negative effects identified in EBC biodiversity assessment or potential mitigation has been identified for potentially significant effects		
		- -	Development is likely to have significant effects e.g. direct loss of ancient woodland		
SA11: Enhance the Borough's multifunctional green infrastructure networks					
<ul style="list-style-type: none"> • Help to reduce deficiencies in open space provision? • Support local and/or strategic Green Infrastructure networks? • Protect and enhance public rights of way? • Deliver good access to existing and/or create new Green Infrastructure? 	11.1 Will the development affect TPO trees?	0	No TPO trees on site	Issues and Options stage (Strategic Locations) EBC officer assessment Proposed Submission stage (non-strategic sites) EBC officer assessment	
		-?	TPO trees on site; potential for negative impact or loss of protected trees		
		11.2 Can the location readily be connected to the existing cycle and footpath network?	Criteria set out in Q. 2.5 above		Same score and justification as 2.5
		11.3 Will the development provide additional or improved green infrastructure? (same test as 7.1)	Criteria set out in Q. 7.1 above		Same score and justification as 7.1
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities					

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources	
<ul style="list-style-type: none"> • Have an impact on landscape? • Achieve high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality? • Protect the character and distinctiveness of the borough's settlements and countryside e.g. will the development adversely affect the separation of the borough's settlements? 	12.1 Will development adversely affect the separation of neighbouring settlements?	0	Location will maintain the separation between neighbouring settlements	Issues and Options stage (Strategic Locations) EBC officer assessment Proposed Submission stage (non-strategic sites) Base on score from EBC countryside gap assessment: Good = '0' Average or average/good = '-' Poor or poor/average = '--'	
		-	Development which results in loss or minor changes to the character of the gap		
		- -	Development will close the gap between neighbouring settlements or significantly change the character of the gap (e.g. visually or physically connect)		
	12.2 Will it protect the character of the countryside, coast, towns and/or villages including views and settings?	+?	Potential for a positive impact	Issues and Options stage (Strategic Locations) EBC officer assessment Proposed Submission stage (non-strategic sites) Base on score from EBC landscape study: Low sensitivity = '0' Moderate or Moderate/Low sensitivity = '-' High or High/Moderate sensitivity = '--'	
		0	Low impact		
		-	Negative impacts requiring mitigation		
		- -?	Negative landscape impacts (e.g. loss of view or setting) requiring further exploration of mitigation options		
		- -	Negative landscape impacts for which it is not possible to mitigate		
	SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance				
	<ul style="list-style-type: none"> • Impact on the historic environment and 	13.1 Will the development protect and	+?	Potential for development to enhance	Issues and Options stage

Will the strategic location under consideration...	Assessment question and related assumptions	Scoring criteria		Information sources
features and areas of archaeological importance? <ul style="list-style-type: none"> • Conserve and enhance the significance of heritage assets and their settings? • Increase access to heritage assets? 	enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?		heritage assets	(Strategic Locations) EBC officer assessment, drawing on listed building register, conservation area appraisals, Historic Environment Record Proposed Submission stage (non-strategic sites) EBC officer assessment
		0	No/minor impact on heritage assets	
		-?	Potential negative impact on heritage assets that may require mitigation	
		- -	Significant impact on heritage assets where mitigation is unlikely or not possible	

2 Summary of SA scores

2.1 **Table 2.1** presents a summary of the scores for each site option assessed against each SA criterion. Whilst this provides a brief overview of the sustainability performance of each option it should be considered in conjunction with the detailed assessments presented in **Chapter 3**.

Table 2.1 Summary of SA results for greenfield 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			
1	++	?	+	0	0	+	+	--	--	++	-	-	-	0	0	--	--	++	-	-	0	0	-	++	++	+	-	-?	-	-	+	--?	-?	0	--?	0	-	--	--	--	0	-?	+	0	--	--	-?			
2	++	?	+	-	0	+	-	--	--	-	-	-	-	0	0	--	--	-	-	-	0	-	--	-	++	-	-	-?	-	-	+	-?	-?	0	-?	0	-	-	--	--	-	-?	-	0	-	-	-?			
3	++	?	0	0	0	+	0	--	--	+	--	-	-	0	0	--	--	+	--	-	0	0	--	--	-	0	0	-?	0	-	+	0	-?	0	0	0	-	--	-	-	--	0	0	0	0	0	-?			
4	++	?	0	--	0	+	-	--	--	--	--	-	-	0	0	--	--	--	--	-	0	--	--	-	--	-	+	0	0	-	+	0	--?	0	-?	0	-	--	0	0	0	0	0	-	0	?	?	0		
5	++	?	0	-	0	+	0	--	--	--	--	-	-	-	0	--	--	--	--	-	0	-	--	++	--	0	+	0	0	-	+	0	-?	0	-?	0	-	0	-	--	--	0	-?	0	0	--	0	0		
6	++	?	0	--	0	+	0	--	--	--	--	-	-	0	0	--	--	--	--	-	0	--	--	+	--	0	+	0	0	-	+	0	-?	0	-?	0	--?	0	-	0	--	--	0	-?	0	0	--	-	-?	
7	++	?	0	--	0	+	-	--	--	--	--	-	-	0	0	--	--	--	--	-	0	--	--	+	--	-	+	0	0	-	+	0	-?	0	-?	0	0	0	-	0	0	--	0	-?	-	0	-	-	0	
8	++	?	+	+	0	++?	0	--	--	++	--	-	-	0	0	--	--	++	--	-	0	+	0	++	--	0	+	-?	0	-	+	0	-?	0	-?	+	-?	0	-	--	-	0	0	-?	0	+	--	0	-?	
9	++	?	0	+	0	--?	0	--	--	-	--	+	-	0	0	--	--	-	--	+	0	+	--	+	--	0	+	-?	0	-	+	0	-?	0	-?	--?	--?	0	-	-	-	-	0	0	0	--?	--	-	0	
10	++	?	0	-	0	+	-	--	--	--	--	-	-	0	0	--	--	--	--	-	0	-	--	+	--	-	+	0	0	-	+	0	-?	0	-?	0	0	0	-	0	--	0	0	-?	-	0	-	0	0	
11	++	?	0	+	0	--	0	-	--	--	+	++	-	0	0	-	--	--	+	++	0	+	-	++	0	0	0	0	--	-	+	-?	-?	--?	-?	-?	0	-	0	--	--	0	-?	0	-?	--	-	0		
12	++	?	+	+	0	+	0	--	--	--	+	-	-	0	0	--	--	--	+	-	0	+	+	0	--	0	0	0	-	-	+	-?	-?	--?	0	--?	0	-	-	--	--	0	-?	0	0	0	0	-	0	0
13	++	?	0	+	0	+	+	+	--	--	+	+	-	0	0	+	--	--	+	+	0	+	-	++	++	+	+	-?	--	-	+	-?	-?	--?	0	--?	0	-	--	--	--	-	-?	+	0	--	0	0	0	
14	++	?	-	-	0	+	0	--	--	--	--	-	-	0	0	--	--	--	--	-	0	-	--	++	0	0	-	-?	-	-	+	-?	-?	--?	0	-?	0	0	0	0	0	0	0	0	0	0	0	--	0	0
15	++	?	-	-	0	0	-	--	--	--	--	-	-	0	0	--	--	--	--	-	0	-	--	-	-	-	+	-?	-	-	+	-?	--?	0	-?	0	0	-	-	--	--	0	-?	-	0	?	?	0		

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				
16	++	?	0	+	0	+	-	--	--	--	-	-	-	-	0	--	--	--	-	-	0	+	--	+	++	-	+	0	--	-	+	--?	--?	0	0	0	-	0	0	0	0	0	-?	-	0	--	-	0			
17	++	?	0	--	0	0	0	0	--	--	--	+	-	0	0	0	--	--	--	+	0	--	--	--	--	0	0	0	--	-	+	0	--?	--?	0	-?	0	-	0	--	--	0	0	0	0	0	--	-	0		
18	++	?	-	0	0	+	0	++	--	--	+	+	-	-	0	++	--	--	+	+	0	0	--	0	0	0	-	0	--	-	+	--?	--?	--?	0	--?	0	-	--	--	--	0	0	0	0	0	--	-	0		
19	++	?	-	0	0	0	-	-	--	--	--	--	-	0	0	-	--	--	--	--	0	0	--	-	-	-	-	-	-?	--	-	+	0	-?	0	0	0	-	-	-	-	0	0	-	0	?	?	0			
20	++	?	0	++	0	+	0	+	--	--	--	-	-	-	0	+	--	--	--	-	0	++	++	++	0	0	+	-?	--	-	+	--?	--?	--?	0	--?	0	-	-	--	--	0	0	0	0	-	0	-?			
21	++	?	+	0	0	--	-	--	--	--	--	-	-	0	0	--	--	--	--	-	0	0	--	++	0	-	+	-?	--	-	+	0	-?	-?	--?	0	-	-	-?	0	0	0	-	-?	0	0	0				
22	++	?	0	+	-	--	0	--	--	--	--	-	-	0	0	--	--	--	--	-	0	+	--	++	+	0	+	-?	--	-	+	0	0	-?	--?	0	-	-	--	--	0	0	0	0	-?	--	-	0			
23	++	?	+	++	0	+	-	-	--	--	--	-	-	-	0	-	--	--	--	-	0	++	0	++	+	-	+	-?	--	-	+	--?	--?	0	--?	0	-	--	--	--	0	0	-	0	--	-	-?				
24	++	?	+	+	0	+	+	--	--	--	--	-	-	-	0	--	--	--	--	-	0	+	-	+	+	+	+	0	--	++	+	--?	--?	0	--?	0	-	-	0	--	0	0	+	0	0	?	0				
25	++	?	+	--	0	+	0	0	--	--	--	-	-	0	0	0	--	--	--	-	0	--	--	--	0	-	0	--	-	+	0	--?	--?	0	--?	0	-	--	--	--	--	-?	0	0	--	--	0				
26	++	?	-	-	0	0	-	+	--	--	-	-	-	-	0	+	--	--	-	-	0	-	--	--	-	-	-	0	--	-	+	0	--?	--?	0	0	0	-	-?	0	0	0	0	-	0	-	0	0			
27	++	?	0	0	0	+	0	--	-	++	--	-	-	0	0	--	-	++	--	-	0	0	--	-	--	0	+	0	--	-	+	--?	--?	0	-?	--?	0	-?	0	--	--	--	--	0	-?	0	0	-	-?		
28	++	?	0	0	0	+	-	--	+	++	--	-	-	0	0	--	+	++	--	-	0	0	-	0	--	+	0	0	--	-	+	--?	--?	0	0	0	-	--	--	-	0	0	-?	-	0	0	-	0			
29	++	?	+	+	0	+	-	--	-	++	--	-	-	-	0	--	-	++	--	-	0	+	+	+	--	-	+	0	0	+/-	+	--?	--?	0	--?	0	-	0	-?	--	0	-?	-	0	0	-	0	-	0		
30	++	?	+	++	0	+	0	--	-	++	--	-	-	0	0	--	-	++	--	-	0	++	+	0	--	0	+	-?	0	-	+	--?	--?	0	-?	0	-	-	--	0	0	-?	0	0	0	-	--				
31	++	?	-	0	0	0	-	--	--	--	--	-	-	0	0	--	--	--	--	-	0	0	--	--	-	-	0	0	0	-	+	--?	--?	0	-?	0	-	-	--	--	0	0	-	0	--	0	-?				
32	++	?	+	0	0	+	-	--	--	--	--	-	-	0	0	--	--	--	--	-	0	0	--	++	0	-	+	0	--	-	+	--?	--?	0	-?	0	-	-	-	--	-	0	-	0	0	0	0	0			
33	++	?	0	+	0	0	-	--	-	++	--	-	-	0	0	--	-	++	--	-	0	+	0	0	--	-	+	-?	0	-	+	--?	--?	0	-?	0	-	--	-	--	0	-?	-	0	-	-	--				
34	++	?	-	0	0	0	-	--	--	++	--	-	-	0	0	--	--	++	--	-	0	0	--	--	-	-	+	-?	--	-	+	--?	--?	0	-?	0	-?	0	-?	-	--?	--	0	0	-	0	--	0	0		
35	++	?	+	+	--?	--?	-	--	--	++	--	-	-	0	0	--	--	++	--	-	0	+	+	0	0	-	+	-?	--	-	+	--?	--?	0	-?	0	-?	0	-?	-	--	0	0	-?	-	0	--	0	0		
36	++	?	+	+	0	--?	0	--	--	++	--	-	-	0	0	--	--	++	--	-	0	+	+	0	+	0	+	-?	-	-	+	--?	--?	0	-?	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0

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	
37	++	?	+	++	0	+	+	--	-	+	+	-	-	-	0	--	-	+	+	-	0	++	+	0	++	+	+	-?	-	-	+	0	--?	0	-?	0	-	--	--?	-?	-	0	+	0	--	0	0	
38	++	?	0	+	0	+	0	--	--	++	--	-	-	-	0	--	--	++	--	-	0	+	-	-	-	0	+	-?	-	-	+	-?	--?	0	0	0	0	-	0	--	--	0	-?	0	0	--	0	0
39	++	?	+	++	0	+	0	--	-	--	+	-	-	0	0	--	-	--	+	-	0	++	--	-	++	0	0	-?	--	-	+	0	--?	0	0	0	0	0	0	0	0	0	0	0	0	--	0	0
40	++	?	0	-	--	+	-	--	-	--	+	-	-	-	0	--	-	--	+	-	0	-	+	+	+	-	0	0	0	-	+	0	--?	0	-?	0	0	--?	-	0	-	-?	-	0	0	0	-?	
41	++	?	0	+	0	+	0	--	-	--	-	+	-	-	0	--	-	--	-	+	0	+	--	0	++	0	-	-?	0	-	+	0	--?	0	--?	--	--	--	--	--	-	0	0	0	-	--	--	

3 Site assessment sheets

Site 1: Allbrook Way

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?	++	Site has capacity for 176 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 within 400m of the site, one to the south and one to the northeast.
2.2 Are health facilities available locally?	0	The site is between 801 and 1200m of The Fryern 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 sports or recreation facilities.
2.4 Is public open space available locally?	+	Development would be within 300m of existing open space at Allbrook Knoll, Allbrook Hill Recreation, Kanes Hill Allotments, Boyatt Wood and Lewes Close Open Space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	A public footpath crosses this site and there is a bridleway and cycleway along Boyatt Lane, which passes through the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is over 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is over 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	++	The northern corner of the site is located within 400m of the frequent Bluestar 1 service.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The majority of the site is located 401 to 800m from the semi-frequent Bluestar 5 service.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further 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	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	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;		

SA objective/ criterion		Justification
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 over 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 over 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The northern corner of the site is located within 400m of the frequent Bluestar 1 service.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The majority of the site is located 401 to 800m from the semi-frequent Bluestar 5 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 further than 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 would not include employment use.
4.6 Are health facilities available locally? (same score as 2.2)	0	The site is between 801 and 1200m of The Fryern Surgery.
4.7 Are shopping and related services available locally?	-	The northern part of the site lies within 800m of a local centre at Hiltingbury Road.
4.8 Is the location close to a Primary school?	++	The site is within 400m of Scantabout Primary School.
4.9 Is the location close to a Secondary school?	++	The site is within 800m of Thornden School and Lakeside School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	A public footpath crosses this site and there is a bridleway and cycleway along Boyatt Lane, which passes through the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The north western side of the site is adjacent to the M3, which presents a barrier to accessing The Fryern Surgery, Scantabout Primary School, Thirnden School and Lakeside School.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Most of this site overlays Mineral Consultation Areas for soft sand, therefore development may sterilise mineral resources.
5.2 Will it result in the loss of higher grade agricultural land?	-	The southern part of the site consists of Grade 3, medium quality agricultural land, which would be lost to development. The northern part consists of low 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 would 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 within 200m of both the M3 and the A335. The part of the M3 corridor overlapping the western edge of the site is designated as an AQMA.
6.2 Will development increase pollution?	-?	Adversely impacted by traffic noise and as site is narrow reduced options to mitigate noise impact. Potential impact from adjacent landfill.
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?	--?	There are two small areas at risk of 'intermediate' surface water flooding within the site and an area of '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 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)?	-	The site could drain towards Pitmore Gully which flows into the River Itchen SAC. If this is the case, mitigation has been suggested by EBC in the form of SuDS with three naturalised forms of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	The site contains Allbrook Clay Pits SINC which would be lost to development in the absence of specific policy protection in the Plan. If direct habitat loss was avoided, recreational pressure and urbanisation could have adverse effects on the SINC. The site could drain into Pitmore Gully and pollute the watercourse.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	Significant areas of woodland are present within both the designated sites and wider development site. Barbastelle bats are likely to be present within Lincolns Copse, which could be disturbed by noise and light pollution resulting from development at this site. Potential mitigation has been identified in the form of establishing a 50m dark corridor between development and the copse. Otters may be using the clay pits to forage and therefore development could disturb foraging otters.
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 M3 PBL runs along the north and west of the site and could be lost to development.
10.5 Will the development adversely affect ancient woodland?	0	Development will not have an adverse effect on ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes- TPO 314-E covering all tree species. 312-E covering 8 Birch and 2 Elm. 313-E covering 3 Oak.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	A public footpath crosses this site and there is a bridleway and cycleway along Boyatt Lane, which passes 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,		

SA objective/ criterion		Justification
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 poor / 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 landscape within this site has high/medium 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?	-?	Lincoln Farm House, a locally listed building is just outside the proposed boundary and currently has a backdrop of mature trees as seen from Boyatt Lane. This is an important element of the setting of this asset and should be retained. Of the Lincoln Farm buildings only two cottages are excluded from the development site. This whole group are currently in the process of local listing as an original set of farm buildings which have not been altered together with the pair of cottages, one would have been for a carter and the other for a stockman, farming at that time being reliant on the animals producing muck in the farmyard for the carter to transport and spread on the fields, all by horses, for enrichment before fertilizer was invented. Most unusual to find an unadulterated complete set like this. This group is an important asset from rural history that should be retained and left in a little space.

Site 2: Land east of Allbrook Way

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 is capable of providing 95 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 within 400m of a parish hall to the south.
2.2 Are health facilities available locally?	-	The site is between 1201 and 1600m from the Boyatt Wood Centre (GP 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 sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is within 300m of Allbrook Hill OAP and Allbrook Hill recreation.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses this 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 further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	-	The northern edge of the site is located within 601 to 800m of the Bluestar 1 frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The site is located within 401 to 800m of the semi-frequent Bluestar 5 bus service.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further 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 SLAA does not recognise this site as being suitable for employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses 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? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route?	-	The northern edge of the site is located within 601 to

SA objective/ criterion		Justification
(same score as 3.1c)		800m of the Bluestar 1 frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The site is located within 401 to 800m of the semi-frequent Bluestar 5 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 further 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 site is between 1201 and 1600m from the Boyatt Wood Centre (GP surgery).
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	-	The site is between 801 and 1000m of Shakespeare Infant and Junior Schools and Scantabout Primary School.
4.9 Is the location close to a Secondary school?	++	The site is within 800m of Thornden School and Lakeside School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses this location or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The A335 and M3 are barriers between the site and Thornden School and Lakeside School. The A335 is also a barrier in accessing the Boyatt Wood Centre from the site.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	A large proportion of this site is coincident with a Minerals Consultation Area, therefore development could lead to sterilisation of mineral resources.
5.2 Will it result in the loss of higher grade agricultural land?	-	The site consists entirely of Grade 3, 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?	-?	This site is within 200m of the A335 and a railway line.
6.2 Will development increase pollution?	-?	Adversely impacted by traffic noise and as site is narrow reduced options to mitigate noise impact. Potential impact from adjacent brickworks/ limited opportunity to remediate .
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?	-?	This site contains a small area of 'less' surface water flood risk on the eastern edge of the site.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	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)?	-	The Lower Itchen flows along the eastern edge of the site and into the River Itchen SAC. The site is approximately 200m from the border of the SAC at its closest point, but existing development is present in closer proximity to the SAC. A 20m development buffer around the Lower Itchen and three forms of naturalised filtration are suggested as mitigation measures to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	The site is adjacent to Lincolns Copse SINC designated for its ancient woodland. Potential for recreation and urbanisation effects, including in-combination with any other sites allocated nearby. The Lower Itchen feeds downstream SINC's including Allbrook Hill Copse and Ham Farm Meadow which, among other downstream SINC's could be affected by impacts on the Itchen.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	A significant woodland belt could be lost to development, which may provide a foraging route for Barbastelle bats. Development is likely to impact on a rare Barbastelle maternity roost. Otters may use the connecting habitats.
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 contains a broad woodland belt which connects directly into Lincolns Copse SINC.
10.5 Will the development adversely affect ancient woodland?	-	The site is adjacent to Lincolns Copse SINC, which is designated for its ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 421-E covering all tree species, TPO 3389-E covering 6 oaks and 3 Ash, TPO 338-E covering individual Oak, Ash and Alder, TPO 578-E covering two Lime.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses this 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?	-	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,	-	The landscape within this site was assessed as

SA objective/ criterion		Justification
coast, towns and/or villages, including views and settings?		having low/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?	-?	109 Allbrook Hill is an old cottage from the 1700's which is in the process of being locally listed and is situated in the south east corner of this site adjacent to what appears to be a possible entrance to the site. Being of this age the foundations will be very shallow and the structure therefore very susceptible to vibration from road construction and large lorry movements.

Site 3: Between 77 Church Road and Recreation Ground

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 capacity to provide 30 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 between 400 and 800m of three community halls, all of which lie south of the site.
2.2 Are health facilities available locally?	0	The site is between 801 and 1200m from the Old Anchor 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 sports pitches and facilities.
2.4 Is public open space available locally?	+	The site is adjacent to Stoke Common and within 300m of Saville Close amenity space, Kanes Hill allotments and Glebe Meadow.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing public footpath crosses this site north to south.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	+	The southern corner of the site is located within 401 to 600m from the frequent Bluestar 2 bus service.
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 service.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further 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 SLAA does not recognise this site as being suitable for employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses 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? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further 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)	+	The southern corner of the site is located within 401 to 600m from the frequent Bluestar 2 bus service.
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 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 further 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)	0	The site is between 801 and 1200m from the Old Anchor surgery.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, local or district centre.
4.8 Is the location close to a Primary school?	--	The site is further than 1000m from a primary school.
4.9 Is the location close to a Secondary school?	-	The site is between 1601m and 2000m from Crestwood College for Business and Enterprise.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing public footpath crosses this site north to south.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The railway line forms a barrier between the site and Crestwood College, but there are no major geographical barriers identified to accessing other services and facilities.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	A small area in the northeast corner of this site lies within a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site consists entirely of lower quality (Grade 4 and/or 5) 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 would be no loss of allotments or community farms. The location could be suitable for provision of 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 not within 200m of an AQMA, motorway or A-road, therefore air and noise pollution are not expected to be an issue at this site.
6.2 Will development increase pollution?	-?	Site is adjacent to former landfill and disused quarry.
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 located within an area of surface water flood risk and its outside of Flood Zones 2 and 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.		

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)?	-	The site is immediately adjacent to Breach Sling Copse, which borders the River Itchen SAC. Impacts on the Copse, which is a SINC designated for ancient woodland and partially within the River Itchen SSSI, could have impacts on the River Itchen SAC and SSSI. The EBC ecological appraisal suggested that a 20m buffer would need to be provided, but this would leave little room on the site for development. Due to the proximity of the River Itchen, the EBC ecological appraisal also recommends that naturalised SuDS with three forms of filtration should be required.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	The site is immediately adjacent to Breach Sling Copse and Stoke Common Copse SINC. Provision of a 20m buffer has been suggested as mitigation by the EBC ecological appraisal.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	Hedgerow habitat could be lost to development. Otter may use the hedgerow 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)?	-	Hedgerows connect into the woodland to the north which connects directly into the SAC.
10.5 Will the development adversely affect ancient woodland?	--	The site is immediately adjacent to Breach Sling Copse ancient woodland, which could be adversely affected by urban edge effects. Provision of a 20m buffer has been suggested as mitigation by the EBC ecological appraisal.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	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 public footpath crosses this site north to south.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)		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 was assessed as having 'good/very good' 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?	0	The landscape within this site was assessed as having low sensitivity to development.

SA objective/ criterion	Justification
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?	<div style="background-color: #f8d7da; padding: 5px; display: inline-block; vertical-align: middle;">-?</div> <p>Stoke Lodge & 148 Church Road (Weymouth House) are both statutorily listed buildings Grade II with all three plots adjoining Stoke Lodge but the first two separated from it by a footpath and a belt of trees along its eastern boundary. The north end of the Lodge plot is against the woods so again the setting should be protected by the retention of at least a tree belt. Weymouth House is on the opposite side of Church Road and set reasonably well back.</p>

Site 4: East of Knowle 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 34 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 northern corner of the site is between 400m and 800m of a community hall, which lies to the northwest of the site.
2.2 Are health facilities available locally?	--	There are no hospitals or GP surgeries within 1600m of this site.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not result in the loss of sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is adjacent public open space, specifically Knowle Hill Park.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpaths or cycleways cross the site or are 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 further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor rail 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 further 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	EBC has confirmed that this site is not suitable for employment land.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	Development would not lead to loss of commercial uses 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? (same score as 3.1a)	--	The site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further 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)	--	The site is located further than 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 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 further 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)	--	There are no hospitals or GP surgeries within 1600m of this site.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	-	The western corner of the site is between 801m and 1000m from Fair Oak Infant School.
4.9 Is the location close to a Secondary school?	--	The site is further than 2000m from a state-run secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpaths or cycleways cross the site or are adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers have been identified on walking routes to the destinations considered above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located within a Minerals Safeguarding Area or a Minerals Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site consists entirely of lower 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	This site is not within proximity of an AQMA, motorway or A-road.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from Knowle Lane. Commercial noise impact from BskyB and other commercial uses in vicinity. Significant risk as adjacent to former landfills which are producing landfill bulk and trace gases, option to remediate existing infill on site.
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 eastern part of the site is covered by areas 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	The 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 tributary of the Hamble runs from the southernmost corner of the site into the Hamble which in turns flows into the Solent and Southampton Water SAC, SPA and Ramsar site. Potential for in combination effects on water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	The site incorporates Land at Knowle Lane SINC which would be lost to development in the absence of specific policy protection in the Plan. The site is adjacent to Knowle Lane Open Space SINC and so this may be subject to increased recreational pressure and urban edge effects.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	Development of this site will not adversely affect areas with other 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 of this site will not adversely affect the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development of this site will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	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)	-	No footpaths or cycleways cross the site or are adjacent to the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)		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?	?	Currently uncertain. Awaiting updated Gap Appraisal
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	?	Currently uncertain. Awaiting updated Landscape Appraisal.
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	0	Development of the site is not expected to affect

SA objective/ criterion	Justification
areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	heritage assets.

Site 5: Land South of Yewtree Cottage, Knowle Land and Land east of Botley Rd and north of Knowle 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 100 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 western part of this site is within 800m of a community hall.
2.2 Are health facilities available locally?	-	The Stokewood Surgery is within 1600m of this site.
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 site is adjacent to Whitetree Farm amenity space and within 300m of Lapstone Farm (green route and outdoor sports facility), Ascot Road green route and Fontwell Gardens green route, as well as additional amenity spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath crosses the north eastern part of this site, but there are no nearby cycle routes.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	This site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	--	While a very small section on the northern corner of the site is located within 800m of a frequent bus route, a significant negative score has been given as almost all of the site is more 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 1000m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	This site is further 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?	-	The southwestern part of this site currently includes a public house and farm shop, which may be lost to development.
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		

SA objective/ criterion		Justification
improving sustainable travel choice		
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	This site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	This site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	A very small section on the northern corner of the site is located within 800m of a frequent bus route however, the score a significant negative score has been given as the area of the site within 800m of the bus stop is a very small proportion of the site as a whole.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is located further than 1000m 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 further 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 Stokewood Surgery is within 1600m of this site.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	++	The northern part of the site is within 400m of Fair Oak Infant and Junior Schools.
4.9 Is the location close to a Secondary school?	--	The site is not within 2000m of a state-run secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath crosses the north eastern part of this site, but there are no nearby cycle routes.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	This site does not lie within a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site consists entirely of lower quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists primarily of greenfield land, although there a few buildings in the western part of the 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		
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 an A-road, motorway or AQMA.
6.2 Will development increase pollution?	-?	Site is adjacent to a former scrapyard, Potential to be partially remediated by redevelopment.
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	-	The northern edge of this site follows a small

SA objective/ criterion		Justification
account of the effects of climate change?		waterbody/ditch, the land around which is at 'less' risk of surface water flooding.
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 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)?	-	Allington Lane Stream, which flows into the River Itchen SAC, runs along the north western boundary of the site. Changes in hydrology could cause adverse effects to the SAC. Mitigation consisting of 20m buffers are recommended and the EBC ecological appraisal states that if surface water drains into the stream three forms of naturalised flirtation would be essential mitigation.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	The site is boarded by a stream that flows through Quobleigh Woods SINC. Interruption of hydrological processes could cause impacts on the wet woodland within Quobleigh Woods.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	There appear to be trees, scrub and rough grassland within the north of the site that could be lost to development. Otter use the Lower Itchen Headwater Streams and therefore may use Allington Lane Stream. Great Crested Newts rely on the Lower Itchen for water supply to their terrestrial habitats and breeding ponds and terrestrial habitat of Great Crested Newts is likely to be lost to development.
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 Knowle Park PBL covers the majority of the site and could be lost to development. Suggested mitigation relates to provision of biodiversity corridors.
10.5 Will the development adversely affect ancient woodland?	0	Development of the site will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes- TPO645-E. Individual Yew.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath crosses the north eastern part of this site, but there are no nearby cycle routes.
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 as assessed as having very poor/poor potential for development in relation to avoiding

SA objective/ criterion		Justification
		settlement coalescence.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low 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?	0	Development of the site is not expected to affect heritage assets.

Site 6: Cockpit Farm, Durley Road

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 124 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 within 401 to 800m of a community hall, which lies to the southwest of the site.
2.2 Are health facilities available locally?	--	There are no GP surgeries or hospitals within 1600m of the site.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is within 300m of Whitetree Farm amenity space, Lapstone Farm (green route and outdoor sports facility), Ascot Road green route and Fontwell Gardens green route, as well as additional amenity spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There is a footpath to Dumpers Drove that starts at Durley Road, opposite the southwest corner of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This site is not within 1400m of a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	This site is not within 1200m of a minor rail 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 more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further 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 SLAA does not identify this site as being suitable for employment land and no employment land would be lost to residential development.
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)	--	This site is not within 1400m of a major rail station.
4.2 Is the location close to a minor rail station?	--	This site is not within 1200m of a minor rail station.

SA objective/ criterion		Justification
(same score as 3.1b)		
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 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 more 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 further 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)	--	There are no GP surgeries or hospitals within 1600m of the site.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	+	Part of the site is between 401 and 600m of Fair Oak Infant and Junior Schools.
4.9 Is the location close to a Secondary school?	--	The site is further than 2000m 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 a footpath to Dumpers Drove that starts at Durley Road, opposite the southwest corner of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers that may hinder residents for accessing the destinations discussed above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site does not lie within a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site lies entirely on lower 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 an A-road, motorway, railway or AQMA.
6.2 Will development increase pollution?	-?	Road Traffic noise impact from Knowle Lane. Opportunity to remediate former poultry houses / brownfield.
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 south eastern part of this site lies within Flood Zones 2 and 3 and has areas of 'intermediate' surface water flood risk along the tributary to Ford Lake.
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 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)?	-	Ford Lake runs along the eastern boundary of the site. This stream is a tributary of the Hamble and flows into the Solent and Southampton Water SPA, SAC and Ramsar site. The EBC ecological appraisal has suggested that a 20m buffer would be required and naturalised SuDS with three forms of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development of this site 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)?	--	An area of this site known as the Mazels contains a natural meadow through most of the site and there appears to be significant belts of trees dissecting Cockpit Farm which could be lost to development.
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 is present to the north and east of the site and could be adversely affected by development. The EBC ecological appraisal recommend that this corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	Development of this site would not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes- TPO405-E Weeping Beech
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is a footpath to Dumpers Drove that starts at Durley Road, opposite the southwest corner of 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?	--	This site was assessed as having very poor/poor/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 landscape within this 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.		

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?	-?	The Cockpit is a statutorily Grade II listed building. It is located on the south west boundary toward the northern end.

Site 7: West of Durley Road

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 73 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 within 400 to 800m of a community hall, which lies to the southwest of the site.
2.2 Are health facilities available locally?	--	There are no GP surgeries or hospitals within 1600m of the site.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to loss of sports facilities.
2.4 Is public open space available locally?	+	The site is adjacent to Fontwell Gardens green route and within 300m of Whitetree Farm amenity space, Lapstone Farm (green route and outdoor sports facility), Ascot Road green route and, as well as additional amenity spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycleway crosses or is 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 not within 1400m of a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	This site is not within 1200m of a minor rail 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 further 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 SLAA does not identify this site as being suitable for employment land and no employment land would be lost to residential development.
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)	--	This site is not within 1400m of a major rail station.
4.2 Is the location close to a minor rail station?	--	This site is not within 1200m of a minor rail station.

SA objective/ criterion		Justification
(same score as 3.1b)		
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 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 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 further 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)	--	There are no GP surgeries or hospitals within 1600m of the site.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	+	The northern part of the site is between 401 and 600m of Fair Oak Infant and Junior Schools.
4.9 Is the location close to a Secondary school?	--	The site is further than 2000m from a secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycleway crosses or is adjacent to this site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers that may hinder residents for accessing the destinations discussed above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site does not lie within a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site lies entirely on lower 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 would 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 an A-road, motorway, railway or AQMA.
6.2 Will development increase pollution?	-?	Road Traffic noise impact from Knowle Lane. Commercial noise impact from adjacent farms.
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 located in an area of surface water flood risk and is located outside of Flood Zones 2 and 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 near 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)?	-	The site is 34m from Ford Lake, which flows into the Hamble and the Solent and Southampton Water SPA, SAC and Ramsar site. If the site drains into this tributary it could have an in-combination impact on water quality with other development draining into this tributary. To preserve water quality and flows, naturalised SuDS with three forms of filtration are recommended as mitigation measures.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development of this site 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)?	0	Development of this site will not adversely affect areas with other nature conservation value. EBC's ecological appraisal identifies hedgerows on site but considers that they are not likely to be of high biodiversity value as they appear 'gappy'.
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 is present on the south east edge of the site and could be adversely affected by development. The EBC ecological appraisal suggests that the corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	Development of this site will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 139-E covering all tree species
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycleway crosses or is adjacent to this 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?	-	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 landscape within this 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	0	Development of the site will not affect heritage

SA objective/ criterion	Justification
areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	assets.

Site 8: East 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 38 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 northern part of the site lies within 400m of a community hall. The site also lies between 400m and 800m of Fair Oak Library a number of community halls.
2.2 Are health facilities available locally?	+	The site is between 400 and 800m of Stokewood surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to a loss of sports pitches and facilities.
2.4 Is public open space available locally?	++?	<p>Quobleigh Ponds, a green route, is located in the eastern part of the site. The Council has confirmed that this area will be retained as mitigation land, therefore this is expected to be enhanced and available for use by residents of any new development of this site. The mitigation to be implemented cannot be known until this is drawn up at the planning application stage, resulting in uncertainty.</p> <p>There are a number of other open spaces, particularly amenity space, within 300m of this site.</p>
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath crosses the site, which connects to a wider network of footpaths.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	This site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	++	The northern part of the site is located within 400m of the frequent Bluestar 2 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 further 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 SLAA does not identify this site as being suitable for employment land and no employment land would be lost to residential development.
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.

SA objective/ criterion		Justification
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 further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	This site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The northern part of the site is located within 400m of the frequent Bluestar 2 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 further 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 site is between 400 and 800m of Stokewood surgery.
4.7 Are shopping and related services available locally?	0	The northern part of this site is within 400 to 600m of Fair Oak centre.
4.8 Is the location close to a Primary school?	++	The site is adjacent to Fair Oak Junior School and Infant School.
4.9 Is the location close to a Secondary school?	--	The site is further than 2000m from a state-run secondary school. The Kings School (an independent school) is located within the site. The council has confirmed that this will be retained.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath crosses the site, which connects to a wider network of footpaths.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers have been identified between the site and the facilities described above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The north eastern part of this 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 consists entirely of lower grade 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 within 200m of a railway, motorway, A-road or AQMA.
6.2 Will development increase pollution?	-?	Commercial noise impact from adjacent school, opportunity to remediate former horticultural nursery site.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or	+?	Quobleigh Ponds, a green route, is located in the

SA objective/ criterion		Justification
improved green infrastructure?		eastern part of the site. The Council has confirmed that this area will be retained as mitigation land, therefore this is expected to be enhanced and available for use by residents of any new development of this site. The mitigation to be implemented cannot be known until this is drawn up at the planning application stage, resulting in uncertainty, but this is likely to improve this GI feature.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	There are small areas of 'less' surface water flood risk on the site. There is a large area of 'intermediate' surface water flood risk and a small area of Flood Zones 2 and 3 in the eastern part of the site, but these lie within the area reserved for mitigation land, therefore this is unlikely to affect the part of the site to be developed. There is uncertainty related to the extent to which mitigation at this site will further manage 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.
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 drains into the Lower Itchen which in turn flows into the River Itchen SAC. Development at this site has potential for in combination effects with other sites on water quality. The EBC ecological appraisal recommends that naturalised SuDS with three forms of filtration should be required within the site policy to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	The southern section of the site is covered by Quobleigh Woods SINC, which is designated for its Great Crested Newt population which would be lost to development in the absence of specific policy protection in the Plan. There is the potential for adverse in-combination effects on the Great Crested Newt population.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	Potential for in-combination effects on the Great Crested Newt population of Quobleigh Woods SINC.
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 of this site will not adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development of this site will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 552-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath crosses the site, which connects to a wider network of footpaths.

SA objective/ criterion		Justification
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	Quobleigh Ponds, a green route, is located in the eastern part of the site. The Council has confirmed that this area will be retained as mitigation land, therefore this is expected to be enhanced and available for use by residents of any new development of this site. The mitigation to be implemented cannot be known until this is drawn up at the planning application stage, resulting in uncertainty, but this is likely to improve this GI feature.
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 very poor/poor/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?	0	This site was assessed as having low 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?	-?	Development of the site may affect a park with a house dating from 16c.

Site 9: Firtree 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 the capacity to provide 450 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 lies between 400 and 800m of a community hall.
2.2 Are health facilities available locally?	+	The site is between 400 and 800m of Stokewood surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development would not lead to a loss of sports pitches and facilities.
2.4 Is public open space available locally?	--?	Part of Quobleigh Ponds, a green route, is located in the eastern part of the site. Development may lead to a partial loss of this open space resource. This effect remains uncertain as it is not known whether any replacement facilities will be provided. The site is within 300m of a number of other open spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath crosses the site, which connects to a wider network of footpaths.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	This site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	This site is further than 1200m from a minor rail station.
3.1 (c) Is the location close to a frequent bus route?	-	The northern part of the site is located within 601 to 800m from the frequent Bluestar 2 bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	+	The southern part of this site is between 400 and 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	The SLAA does not identify this site as being suitable for employment uses and states that development would not lead to 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		

SA objective/ criterion		Justification
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	This site is further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	This site is further than 1200m from a minor rail station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	The northern part of the site is located within 601 to 800m from the frequent Bluestar 2 bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is 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 southern part of this site is between 400 and 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 only.
4.6 Are health facilities available locally? (same score as 2.2)	+	The site is between 400 and 800m of Stokewood surgery.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	+	The site is within 400 and 600m of Fair Oak Junior School and Infant School.
4.9 Is the location close to a Secondary school?	--	The site is further than 2000m from a state-run secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath crosses the site, which connects to a wider network of footpaths.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers have been identified between the site and the facilities described above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The southwestern part of this 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 consists entirely of lower grade 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 within 200m of a railway, motorway, A-road or AQMA.
6.2 Will development increase pollution?	-?	Noise impact from Allington Lane. Potential to remediate fruit farm.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	--?	Part of Quobleigh Ponds, a green route, is located in the eastern part of the site. Development may lead to a partial loss of this open space resource. This effect remains uncertain as it is not known whether any loss will be mitigated.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	Part of the site, associated with a stream, lies within Flood Zone 3. There are also areas of 'intermediate' risk of surface water flooding within the site.

SA objective/ criterion		Justification
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)?	-	The Lower Itchen runs through the site and flows into the River Itchen SAC. Development has potential for adverse effects on water quality and in combination effects with other sites. The EBC ecological appraisal recommends significant buffering and SuDS including three forms of naturalised filtration to mitigate adverse effects.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Parts of Quobleigh Woods SINC are incorporated within the boundary. The EBC site assessment suggests buffering the woodland but identifies that there is still a risk of increasing recreational pressure on the SINC, particularly in-combination with other potential development.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	There are priority habitats within the site but the EBC ecological appraisal suggests that these can be protected and buffered. Otter, bats and Great Crested Newts use the site, however mitigation is likely to be feasible.
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 Itchen Valley PBA runs through the site following the stream. The EBC ecological appraisal suggests that this impact can be mitigated through appropriate buffering.
10.5 Will the development adversely affect ancient woodland?	0	Development of the site will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	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 crosses the site, which connects to a wider network of footpaths.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	--?	Part of Quobleigh Ponds, a green route, is located in the eastern part of the site. Development may lead to a partial loss of this open space resource. This effect remains uncertain as it is not known whether any loss will be mitigated.
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 very poor/poor/average potential for development in relation to avoiding settlement coalescence.

SA objective/ criterion		Justification
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	-	This 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?	0	Development of this site will not affect heritage assets.

Site 10: Lechlade, Burnetts 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 13 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	This site is within 400 to 800m of a community hall.
2.2 Are health facilities available locally?	-	The Stokewood Surgery is within 1201 and 1600m of this site.
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 site is adjacent to Lapstone Farm (green route and outdoor sports facility) and within 300m of Whitetree Farm amenity space, Ascot Road green route and Fontwell Gardens green route, as well as additional amenity spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no footpaths or cycle routes 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?	--	This site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	--	This site is further than 1200m from a minor rail 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 more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	This site is further 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 SLAA does not identify this site as being suitable for employment uses and 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	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)	--	This site is further than 1400m from a major rail station.

SA objective/ criterion		Justification
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	This site is further 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 further than 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 more 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)	-	This site is further 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 Stokewood Surgery is within 1201 and 1600m of this site.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	+	The site is within 401 to 600m of Fair Oak Infant and Junior Schools.
4.9 Is the location close to a Secondary school?	--	The site is not within 2000m of a state-run 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 cycle routes within or adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	This site does not lie within a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site consists entirely of lower quality agricultural land.
5.3 Will it use previously developed land?	-	This site consists primarily of greenfield land, although there a few buildings in the western part of the 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		
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 an A-road, motorway or AQMA.
6.2 Will development increase pollution?	-?	Road Traffic noise impact from Botley Road / Burnetts Lane.
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 at risk of surface water flooding and is outside of Flood Zones 2 and 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 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)?	-	The site may drain into the Lower Itchen, to the north of the site, which in turn flows into the River Itchen SAC, therefore there is potential for in combination effects on water quality. Naturalised SuDS with three forms of filtration has been identified as an appropriate mitigation measure to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	0	Development of this site 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)?	--	The site appears to be covered in mature trees which could be lost to development.
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 of this site will not adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	0	Development of this site will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 157-E covering 4 oaks.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycle routes 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?	-	The 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?	0	The landscape within this site was assessed as having low 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	0	Development of this site will not affect heritage

SA objective/ criterion	Justification
areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	assets.

Site 11: Land and allotments south of Moorgreen Road

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 266 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 within 400 to 800m of a community hall.
2.2 Are health facilities available locally?	+	The site is within 400 to 800m of Moorgreen Hospital, West End Surgery and St Luke's Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	The site would not lead to loss of any sports pitches and facilities.
2.4 Is public open space available locally?	--	Part of this site consists of Moorgreen Road Allotments, which would be lost to development. There are a range of areas of open space within 300m of this site.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath crosses the southern part of this site and another runs adjacent to the northwest boundary of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	The eastern part of this site is within 1201 to 1400m of Hedge End railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The southern and eastern parts of the site are within 400m of the semi-frequent First 8 bus route.
3.1 (e) Is the location close to a major employment centre?	++	The very southern tip of the site is within 400m of Hedge End Industrial Area.
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 SLAA does not identify this site as being suitable for employment uses and no existing employment land would be lost to residential development.
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 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 eastern part of this site is located within 1201 to 1400m of Hedge End rail station.

SA objective/ criterion		Justification
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	This site is further 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 further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The southern and eastern parts of the site are within 400m of the semi-frequent First 8 bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The very southern tip of the site is within 400m of Hedge End Industrial Area.
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 site is within 400 to 800m of Moorgreen Hospital, West End Surgery and St Luke's Surgery.
4.7 Are shopping and related services available locally?	-	The very southern corner of the site is located 601 to 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	++	The eastern half of the site is located within 400m from St James Church of England Primary School.
4.9 Is the location close to a Secondary school?	0	The southern half of the site is located within 1201 to 1600m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath crosses the southern part of this site and another runs adjacent to the northwest boundary of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The M27 forms a geographical barrier between the site and two of the above destinations including the primary school and the doctors surgery.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Minerals Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The eastern corner of the site is located in an area of high 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 western edge of the site is located within 200m of the M27 motorway.
6.2 Will development increase pollution?	--?	Significant noise and air quality impact from the M27 on the site.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	Development of the site may result in the loss of Moorgreen Road allotments.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The site includes small areas 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)?	-	Moorgreen Meadows SSSI, designated for its wetland and woodland habitats wraps around the southern, eastern and western borders of the site so development of this site is likely to have impacts due to urban edge effects and increased recreational pressure. Air quality impacts have also been identified as a result of other developments in close proximity to the SSSI due to increased traffic on Tolbar Way. Development could also lead to changes in hydrology in the SSSI, resulting in the loss of the rare orchid for which the site is designated. The Moorgreen Stream runs through Moorgreen Meadows SSSI to the south of the site and joins Ford Lake which in turn flows into the River Hamble and the Solent and Southampton Water SPA, SAC and Ramsar site. There is potential for in combination adverse effects on the quality of these watercourses with other nearby development, if the site drains into the Moorgreen Stream. The EBC ecological appraisal recommends naturalised SuDS with three forms of filtration as mitigation 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)?	0	Development of this site 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)?	--	The site contains hedgerows that link into the woodland network within the SSSI. These could be lost to development.
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)?	--	As well as potential loss of hedgerow links, an area of the M27 PBL is present along the western side of the site and could be lost to 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 of the site will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes- TPO94-E covering 3 Oak, 9 Oak, 2 Oak, All tree species, 1 Ash, 1 Oak, 8 Oak.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath crosses the southern part of this site and another runs adjacent to the northwest boundary of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	Development of the site may result in the loss of Moorgreen Road / Kanes Hill Allotments.
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?	--	The site was assessed as having very poor / poor 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 landscape within this 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?	0	Development of this site will not affect heritage assets.

Site 12: North of Barbe Bake Avenue

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 98 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 southern corner of the site is located within 400m of West End Library and West End Parish Centre.
2.2 Are health facilities available locally?	+	The site is within 401 to 800m of Townhill GP Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site will not lead to loss of any existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of public open space including Barnsland amenity space, Hatch Grange and Megan Green.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath runs around the internal perimeter of the site and links with a footpath to the west of the site.
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 further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The southern and western parts of the site are located within 400m of the semi-frequent First 8 bus service.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further 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 SLAA does not identify this site as being suitable for employment uses and 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	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.

SA objective/ criterion		Justification
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 further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The southern and western parts of the site are located within 400m of the semi-frequent First 8 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 further 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 site is within 401 to 800m of Townhill GP Surgery.
4.7 Are shopping and related services available locally?	+	The southern corner of the site is located within 201 to 400m of a local centre.
4.8 Is the location close to a Primary school?	0	The western edge of the site is located 601 to 800m from Townhill Junior School.
4.9 Is the location close to a Secondary school?	--	The site is located further than 2000m 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	An existing footpath runs around the internal perimeter of the site and links with a footpath to the west of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The M27 motorway forms a geographical barrier between the site and one or two of the destinations above, including the 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 Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The site is located entirely 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?	-?	The northern third of the site is located within 200m of the M27 and the western edge of the site is within 200m of the A27.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from M27. Air quality impact from M27 significant.
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 small area along the western edge of the site is subject to 'intermediate' 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)?	-	The lower Itchen is present along the eastern boundary and a waterway is also present along the western boundary. Both of these flow into the River Itchen SAC. There is potential for adverse in combination effects with other developments nearby. Potential mitigation in the form of a 20m buffer from the top of each bank and naturalised SuDS with three forms of filtration is recommended by the EBC ecological appraisal to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Dummers Copse and Hatch Grange Meadow SINCS are adjacent to the site boundaries and could be adversely affected by development alone or in combination through urban edge effects. The EBC ecological appraisal recommends 20m buffers to mitigate this effect.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	Mature woodland is located in the northern part of the site that could be lost to development. Otters are likely to be using the Lower Itchen.
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 M27 PBL is present in the north of the site and could be lost to development. This corridor should remain connected for biodiversity. The site also contains woodland and hedgerow habitat connected to the SINC.
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?	-?	Yes - TPO 92-H covering all tree species, 3 oaks.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs around the internal perimeter of the site and links with a footpath to the west of 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	The site was assessed as having good / very good 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 landscape within this site was assessed as having moderate / low sensitivity to development.
13. Protect and enhance and manage buildings, monuments,		

SA objective/ criterion		Justification
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.

Site 13: West of 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?	++	The site has the capacity to provide 650 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 western third of the site is located within 401 to 800m of Drummond Community Centre, additionally the southern corner of the site is located within 401 to 800m of the Botley Centre.
2.2 Are health facilities available locally?	+	The western edge of the site is located within 401 to 800m of St Luke's Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site will not lead to the loss of existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of public open space including Bottom Copse Locke Road amenity space and Watkin Road green route.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	An existing footpath runs adjacent to the north western boundary of the site, existing cycle routes run adjacent to the southern, western and north western boundaries of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	+	The northern edge of the site is located within 401 to 800m of Hedge End Railway Station.
3.1 (b) Is the location close to a minor rail station?	--	The site is located more than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located more than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The western quarter of the site is located within 400m of the semi-frequent First 8 bus route.
3.1 (e) Is the location close to a major employment centre?	+	The western third of the site is located within 401 to 1000m of Hedge End Industrial Area.
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 SLAA does not identify this site as being suitable for employment uses and 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	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 northern edge of the site is located within 401 to 800m of Hedge End Railway Station.

SA objective/ criterion		Justification
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 railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located more than 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 quarter of the site is located within 400m of the semi-frequent First 8 bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	The western third of the site is located within 401 to 1000m of Hedge End Industrial Area.
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 western edge of the site is located within 401 to 800m of St Luke's Surgery.
4.7 Are shopping and related services available locally?	-	The western third of the site is located 601 to 800m from a district or local centre.
4.8 Is the location close to a Primary school?	++	The western half of the site is located within 400m of Berrywood Primary School.
4.9 Is the location close to a Secondary school?	++	The south western half of the site is located within 800m of Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	An existing footpath runs adjacent to the north western boundary of the site; existing cycle routes run adjacent to the southern, western and north western boundaries of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The majority of the site is located in a Mineral Consultation Area. A section of the southern part of the site is located in a mineral Safeguarding Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The southern corner of the site is located in an area of high quality agricultural land; the remainder of the site is 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?	-?	The north western third of the site is located within 200m of a railway line.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from Woodhouse Lane and Winchester Road/Street. Noise impact from train noise arising from the railway. Traffic generated by this development on may impact on existing AQMA in Botley High Street, and on Botley Road though Horton Heath and Fair Oak. Levels are close to annual target level .
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?	--?	An area of flood zone 3 runs through the centre of the site, following Bushy Copse. This area is also subject to 'intermediate' 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.
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)?	-	Shamblehurst Stream runs through the centre of the site and Bushey Copse SINC before draining into Puddbrook Lake and the Hamble at the Solent and Southampton Water SPA, SAC and Ramsar sites. There is potential for in combination effects with other sites that also drain into this stream. Potential mitigation has been identified by the EBC ecological appraisal, in the form of 20m buffers and naturalised SuDS with three forms of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	Bushy Copse SINC runs through the centre of the site. This is designated for its wet ancient woodland. Development has the potential to significantly affect the SINC through loss, increases in recreational pressure and pollution. The EBC ecological appraisal advises that 20m buffers should be provided and harmful activities moved away from the site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	There is an incomplete hedgerow network throughout the site linking into the SINC which could be lost to development. Potential adverse effects from lighting on bats in Bushy Copse, which runs through the centre of the site, is likely.
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 Railway and Wildern PBLs interlace the site and could be lost to development. The EBC ecological appraisal recommends that these corridors should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	-	Bushy Copse runs through the centre of the site however, this may be protected and buffered through developmental design.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes- TPO114-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	An existing footpath runs adjacent to the north western boundary of the site, existing cycle routes run adjacent to the southern, western and north western boundaries of 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		

SA objective/ criterion		Justification
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 / 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?	0	The landscape within this site was assessed as having low 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?	0	Development of this site will not affect heritage assets.

Site 14: Rickwood Farm, Upper Northam Road

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 54 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 not located within 800m of community facilities.
2.2 Are health facilities available locally?	-	The site is located 1201 to 1600m from Hedge End Medical Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	The site will not result in the loss of any existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of public open space, including Kanes Hill Allotments.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing cycle path only runs adjacent to the sites south western boundary.
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 more than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located more than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located just further 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 SLAA does not identify this site as being suitable for employment uses and 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)	--	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 more 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 more than 800m from a frequent bus route.

SA objective/ criterion		Justification
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 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 just further 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 site is located 1201 to 1600m from Hedge End Medical Centre.
4.7 Are shopping and related services available locally?	--	The site is not located within 800m of a town, district or local centre.
4.8 Is the location close to a Primary school?	++	The site is located within 400m of Kanes Hill Primary School.
4.9 Is the location close to a Secondary school?	0	The site is located 1201 to 1600m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing cycle path only runs adjacent to the sites south western boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The M27 motorway forms a geographical barrier between the site and three or more of the destinations above including; the secondary school, a doctor's surgery and a local centre.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The northern corner of the site is located in a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The site is located entirely 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?	-?	The eastern edge of the site is located within 200m of the M27 motorway. The western most corner of the site is also within 200m of the A27.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from M27 is significant, also noise impacts from adjacent commercial land uses.
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 very small area of the site in the western corner is subject to 'less' surface water flood risk. However, it should be noted that this is a very small area, approximately 1% of the site.
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.		

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)?	0	Development will not negatively impact or lead to loss if an internationally or nationally designated site.
10.2 Could development negatively impact or lead or 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)?	0	Development will not adversely affect areas with other 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 will not adversely impact the biodiversity network.
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	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 cycle path only runs adjacent to the sites south western 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?	--	The site was assessed as having very poor / poor 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?	0	The landscape within this site was assessed as having low 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?	0	Development of this site will not affect heritage assets.

Site 15: Land at Sundays Hill and Land North of Pewitt Hill Close

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 106 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 further than 800m from a community hall or library.
2.2 Are health facilities available locally?	-	The northern half of the site is located within 1201 to 1600m of Bursledon GP Practice.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	The site will 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 800m of public open space including Netley Common.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site 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 further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located more than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located 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	EBC have confirmed that this site is not suitable for employment use and will not result in the 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 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 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 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 more than 800m from a frequent bus route.

SA objective/ criterion		Justification
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 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 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 site is located 1201 to 1600 of Bursledon GP Practice.
4.7 Are shopping and related services available locally?	--	The site is located more than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	-	The north eastern part of the site is located within 801 to 1000m of Kings Copse Primary School.
4.9 Is the location close to a Secondary school?	-	The site is located 1601 to 2000m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	A small area in the north west corner of the site is located in a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The north east corner of the site is located in an area of medium quality agricultural land. The remainder of the site is in an area of low 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 majority of the site is located within 200m of the M27.
6.2 Will development increase pollution?	--?	Air quality impact from M27 is significant. Separation between sensitive development and roads will be necessary. Road Traffic noise impact from M27 is significant. Separation between noise sensitive development and roads will be necessary.
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 site includes an area in the centre 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.
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)?	-	Badnum Creek which runs through the centre of the site flows into the Solent at the Solent and Southampton Water SPA, SAC and Ramsar sites. There is potential for in combination effects with other sites and a number of developments that already run into the creek. Potential mitigation has been suggested by the EBC ecological appraisal in the form of 20m buffers along the banks and naturalised SuDS with three forms of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	The EBC ecological appraisal identifies that The headwaters of Badnum Creek that feed a number of SINCs have been severely compromised within Phase 1 of this development. The EBC ecological appraisal recommends that development of the remaining land parcels should conserve and buffer the headwaters that remain and the creek itself.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	There are headwaters, stream and woodland habitat and veteran trees within the site that could be adversely affected by development. Adders are known to use 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 M27 PBL is present within the western part of the site and could be lost through development of the site. 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?	-?	Yes - TPO 741-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site 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?	?	Currently uncertain. Awaiting updated Gap Appraisal.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	?	Currently uncertain. Awaiting updated Landscape Appraisal.
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	Development of this site will not affect heritage assets.

Site 16: Land between Woodhouse Lane and Grange Road and land at Grange Road

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 137 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 within 401 to 800m of the Botley Centre.
2.2 Are health facilities available locally?	+	The western corner of the site is located within 401 to 800m of Hedge End Medical Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not lead to the loss of any existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of public open space, including Woodhouse Lane Recreation Ground.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site 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 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 more than 1200m from a minor railway station
3.1 (c) Is the location close to a frequent bus route?	--	The site is located more than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The north western edge of the site is located within 800m of the semi- frequent First 8 bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located 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?	-	EBC have confirmed that there will be no loss of existing employment land. Existing planning permission for employment use therefore there would be loss of land suitable for employment purposes.
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 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 more than 1200m from a minor railway station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located more than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The north western edge of the site is located with 800m of the semi- frequent First 8 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 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 western corner of the site is located within 401 to 800m of Hedge End 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 within 401 to 600m from Freegrounds Junior School.
4.9 Is the location close to a Secondary school?	++	The site is located within 800m of Wildern Secondary School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
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 majority of the site is located in an area of high 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 site is located within 200m of the A334 and the southern edge of the site borders the High Street Botley AQMA.
6.2 Will development increase pollution?	--?	Noise impacts form Woodhouse Lane (Botley By Pass), and Botley Road. Air quality impacts from road traffic. Impacts of noise and odour from existing commercial uses if not redeveloped as part of this proposal.
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 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 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)?	-	The site is 180m from Woodhouse Gully to the north and 170m from Marls Road Tributary to the south. Both streams run into the Solent and Southampton Water SPA, SAC and Ramsar sites. There is potential for in combination effects with other nearby development. The EBC ecological appraisal recommends that naturalised SuDS with three forms of filtration are required to preserve water quality.
10.2 Could development negatively impact or lead or 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)?	0	Development will not adversely affect areas with other 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 will not adversely impact the biodiversity network.
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?	-?	Yes- TPO658-E covering Oak.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site 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?	--	The site was assessed as having very poor / poor 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 landscape within the site was assessed as having moderate / low 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?	0	Development of this site will not affect heritage assets.

Site 17: Land north of Bubb Lane and land north of Hedge End (part)

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 69 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 centre of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	0	The southern half 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	The SLAA does not identify this site as being suitable for employment uses and 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 half 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.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 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 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 only.
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 site is located further than 2000m 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	An existing footpath runs through the centre of 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 half 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, noise for Bubb Lane will constrain site. 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 centre 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 is present to the south 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 or 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. 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 running though the centre which would be lost to development.
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 half 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	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 centre of 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.
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.
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	Development of this site will not affect heritage assets.

Site 18: Land north of Hedge End (part) and land north of Hedge End Railway Station

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 793 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 very northern tip of the site is within 800m of Horton Heath Community Centre however a minor negative score has been given as the area of the site within 800m is a very small proportion of this large site as a whole.
2.2 Are health facilities available locally?	0	The southern third of the site is located within 801 to 1200m from St Luke's Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site would not lead to the loss of existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The south western third of the site is located within 300m of public open space, including Cheltenham Gardens.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath cuts across the most northern corner of the site, two other footpaths also run adjacent to the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	++	The southern third of the site is located within 400m of 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 southern edge of the site is located within 400m of the semi-frequent First 8 bus route.
3.1 (e) Is the location close to a major employment centre?	+	The north western half of the site is located within 401 to 1000m from 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?	-	The SLAA identifies the possible loss of existing employment land as the southern half of the site contains Mereworth Industrial Estate used for industrial light engineering.
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?	++	The southern third of the site is located within 400m

SA objective/ criterion		Justification
(same score as 3.1a)		of 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? (same score as 3.1c)	--	The site is located further than 800m from a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The southern edge of the site is located within 400m of the semi-frequent First 8 bus route.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	The north western half of the site is located within 401 to 1000m from Chalcroft Business Park.
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)	0	The southern third of the site is located within 801 to 1200m from St Luke's Surgery.
4.7 Are shopping and related services available locally?	--	The site is located more than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	0	The southern edge of the site is located 601 to 800m from Wellstead Primary School.
4.9 Is the location close to a Secondary school?	0	The very southern corner of the site is located 1201 to 1600m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath cuts across the most northern corner of the site, two other footpaths also run adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The railway line that runs along the south western border of the site forms a geographical barrier between the site and three or more of the above destinations including; the schools, local centre, open space and doctors surgery.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Minerals Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The northern half of the site is located in an area of high quality agricultural land. The remainder of the site is 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?	-?	The south western edge of the site is located within 200m of the railway line.
6.2 Will development increase pollution?	--?	Noise and air quality impacts from Botley road, noise from Bubb Lane will constrain site. Railway noise impacts on site. 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?	--?	There is an area in the southern corner of the site that is within Flood Zone 3. There are also areas within the centre of the site that are subject to

SA objective/ criterion		Justification
		'intermediate' surface water flooding.
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)?	-	Ford Lake runs through the site into the Hamble, which flows through the Solent and Southampton Water SPA, SAC and Ramsar sites. There is potential for adverse in combination effects from this site along with Hedge End North. The EBC ecological assessment recommends that naturalised SuDS with three forms of filtration and 20m buffers from the top of each bank are required 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)?	--	Ford Lake runs through the site into Botley Golf Course Wood SINC. Alder Strip SINC is located just to the east of the site. There is potential for adverse effects on water quality and in combination effects from this site and other development.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	There are significant tree belts and woodland in the site, which could be lost to development.
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 runs along the southern boundary of the site with the Ford Lake, the Railway PBL runs along the western edge of the site. The EBC ecological assessment recommends that these corridors 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	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	A footpaths cuts across the most northern corner of the site, two other footpaths also run 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?	--	The site was assessed as having very poor / poor potential for development in relation to avoiding settlement coalescence.
12.2 Will it protect the character of the countryside,	-	The landscape within this site was assessed as

SA objective/ criterion		Justification
coast, towns and/or villages, including views and settings?		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?	0	Development of this site will not affect heritage assets.

Site 19: Land south of Maddoxford Lane and east of Crows Nest 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 30 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 further than 800m from community facilities.
2.2 Are health facilities available locally?	0	The southern corner of the site is located 801 to 1200m from Botley Health Care Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site will not lead to loss of any existing sports pitches or facilities.
2.4 Is public open space available locally?	0	The site is located within 800m of public open space, including Flacon Way amenity space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpaths or cycle paths cross the site or are 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 within 1201 to 1400m of Botley Railway Station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is more than 800m from a frequent bus stop.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is more 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	EBC confirms that this site is not suitable for employment uses and 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 and 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 eastern half of the site is within 1201 to 1400m of Botley Railway Station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is further than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route?	--	The site is more than 800m from a frequent bus

SA objective/ criterion		Justification
(same score as 3.1c)		stop.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is more 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 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)	0	The site is located 801 to 1200m from Botley Health Care Centre.
4.7 Are shopping and related services available locally?	--	The site is located more than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	-	The southern corner of the site is located 801 to 1000m from Botley Church of England Primary School.
4.9 Is the location close to a Secondary school?	-	The western half of the site is located 1601 to 2000m from Wildern School
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpaths or cycle paths cross the site or are adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The railway line forms a geographical barrier between the site and three or more of the above destinations including the schools and the local centres.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site is in a Mineral Consultation Area. A small part of the site is in a Mineral Safeguarding Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The eastern part of the site is located in an area of high quality agricultural land. The remainder of the site is 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 motorway, A-road or railway line or in a AQMA.
6.2 Will development increase pollution?	-?	Noise impact form Maddoxford land and railway, also potential noise impact from Botley By Pass.
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 within 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 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.		

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)?	-	A tributary of the Hamble runs to the south of the site and into the Hamble which then flows into the Solent and Southampton Water SPA, SAC and Ramsar sites. Potential for in-combination effects has been identified by the EBC ecological appraisal. Waterway is to be restored to its original course.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	The waterway to the south of the site runs into Marshy Grassland, Botley SINC. The EBC ecological appraisal suggests that any adverse effects can be mitigated.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	There is a hedgerow running along the edge of the site, which could be lost to development.
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 railway PBL runs just south of the site but is not included within the site itself. The Ecological Appraisal has suggested that this could be fully buffered.
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	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)	-	No footpaths or cycle paths cross the site or are 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?	?	This is currently uncertain. Awaiting updated Gap Appraisal.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	?	This is currently uncertain. Awaiting updated Landscape Appraisal.
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.

Site 20: Land west of Uplands Farm Botley

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 450 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 within 401 to 800m of Botley Market Hall and the Botley Centre.
2.2 Are health facilities available locally?	++	The site is located within 400m of Botley Health Care Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of this site will not lead of loss of any existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The southern half of the site is located within 300m of public open space including, Kanes Hill Allotments and Sycamore Walk.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath crosses through the eastern side of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	+	The eastern half of the site is located within 401 to 800m of Botley 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 more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located 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?	-	The SLAA form indicates that there will be no loss of employment land however, up to 1.5ha of the site would be available 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 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 eastern half of the site is located within 401 to 800m of Botley 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.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 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 more 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 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 site is located within 400m of Botley Health Care Centre.
4.7 Are shopping and related services available locally?	++	The southern corner of the site is located within 200m of Botley Village Centre.
4.8 Is the location close to a Primary school?	++	The southern section of the site is located within 400m of Botley Church of England Primary School.
4.9 Is the location close to a Secondary school?	0	The western edge of the site is located 1201 to 1600m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath crosses through the eastern side of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The majority of the site is located in a Mineral Consultation Area, the south eastern half of the site is located in a Mineral Safeguarding Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The majority of the site is located in an area of high 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 northern half of the site is located within 200m of the railway line.
6.2 Will development increase pollution?	-?	Road Traffic noise impact from Winchester Street, line of Botley By Pass runs through this site which will have significant implications for any noise sensitive development proposed on this land. Separation between noise sensitive development and roads will be necessary. Noise impact from train noise arising from the railway. Separation between noise sensitive development and railway required. Noise impacts from existing commercial uses.
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. (Policy B02 in the Revised pre-submission Local Plan, February 2014 allocated this site as a potential location for a cemetery).
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	Small areas of the site are subject to 'intermediate' surface water flood risk. Other areas of the site are

SA objective/ criterion		Justification
		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.
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 River Hamble runs just the other side of the eastern boundary of the site. This river flows through the Solent and Southampton Water SPA, SAC and Ramsar sites. The EBC ecological appraisal recommends that a 20m buffer the naturalised SuDS with three form of filtration should be required to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Botley Mill Woodland SINC is adjacent to the eastern boundary of the site. This is designated for its wet woodland. The EBC ecological appraisal recommends that a 20m buffer should be provided to mitigate adverse impacts on the SINC. Sherecroft Farm Meadow SINC is located close the eastern border of the site. The SINCs could be subject to in-combination recreational pressure.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	Hedgerow with more mature standards is located on the site and could be lost to development.
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)?	--	Part of the railway PBL runs along the northern edge of the site and would be lost if developed. The EBC ecological appraisal recommends that the 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	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 crosses through the eastern side of 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. (Policy BO2 in the Revised pre-submission Local Plan, February 2014 allocated this site as a potential location for a cemetery).
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 average potential for development in relation to avoiding settlement coalescence.

SA objective/ criterion		Justification
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low 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?	-?	Uplands Farm is located on the site. The Farmhouse, timber barn and brick barn are all Grade II listed. These buildings should not be crowded with new development. There is a natural curved curtilage to the farmstead that should be respected.

Site 21: Land east of Kings Copse Avenue and east of Tanhouse 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 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 south western half of the site is located within 400m of the Pavilion at Norman Rodaway District Park.
2.2 Are health facilities available locally?	0	The site is located 801 to 1200m from Hedge End Medical Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development will not result in the loss of sport pitches or facilities.
2.4 Is public open space available locally?	--	The northern and eastern edges of the site are located within the Manor Farm Country Park and therefore development will result in the loss of publically accessible open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpaths or cycle paths cross the site or are 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 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 further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is 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 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 SLAA does not identify this site as being suitable for employment uses and development would not lead to 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 further than 1400m from a major railway station.

SA objective/ criterion		Justification
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 further than 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 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 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)	0	The site is located 801 to 1200m from Hedge End 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 within 400m of Kings Copse Primary School
4.9 Is the location close to a Secondary school?	0	The site is located within 1201 to 1600m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The majority of the site is located in a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The site is located entirely in an area of high 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 an A-road, motorway or an AQMA.
6.2 Will development increase pollution?	-?	Road Traffic noise impact from Heath House Lane (increasing traffic flow with opening of Pylands By Pass / Link road, and Botley By Pass). Separation between noise sensitive development and roads uses will be necessary.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	Development of the site will lead to the loss part of the Manor Farm Country Park.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	The northern edge of the site is located within Food Zone 3. Parts of the site are subject to 'less' surface water flooding.
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)?	-	The Hedge End Stream runs along the northern boundary of the site, this stream runs into the Solent and Southampton Water SPA, SAC and Ramsar Site. There is potential for in combination effects with other nearby development. The EBC ecological appraisal proposes mitigation in the form of a 20m buffer and naturalised SuDS with three form of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Tanhouse Meadow SINC, designated for its grassland habitat, curls around the north of the site. The site also incorporates a part of the Manor Farm Local Nature Reserve, which includes Tanhouse Meadow SINC. Development has potential for effects alone as well as in-combination increased recreational effects. The EBC ecological appraisal suggests that a significant buffer between development and these sites will be required.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	Mature hedgerows are present around the boundaries of the site. As these are located around the boundaries of the site they may not be lost to development.
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	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	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)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	Development of the site will lead to the loss part of the Manor Farm Country Park.
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	The site was assessed as having good / very good 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?	0	The landscape within this site was assessed as having low sensitivity to development.

SA objective/ criterion		Justification
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.

Site 22: Land east of Precosa Road

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 431 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 northern half of the site is within 401 to 800m of the Botley Centre. The southern corner of the site is within 401 to 800m of the Pavilion at Norman Rodaway District Park.
2.2 Are health facilities available locally?	+	The north eastern third of the site is within 401 to 800m of Botley Health Care Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	-	Development of this site will result in the loss of a very small area of Manor Farm Country Park to the south of the site. Loss would usually score significantly negative however, the score has been downgraded in this case as the area lost will be a very small part of a very large country park and therefore is not likely to result in significant adverse effects.
2.4 Is public open space available locally?	--	Development of this site will result in the loss of Little Hatts Recreation Ground as well as a very small corner of Manor Farm Country Park.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath crosses through the northern part of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is further than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further 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 SLAA does not identify this site as being suitable for employment uses and no existing employment land would be lost to residential development.
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 in a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs;		

SA objective/ criterion		Justification
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 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 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 further than 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 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 further 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 north eastern third of the site is within 401 to 800m of Botley Health Care 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 north western corner of the site is located within 400m of Freegrounds Infant School
4.9 Is the location close to a Secondary school?	+	The northern half of the site is located 801 to 1200m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath crosses through the northern part of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The southern half of the site is located in a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	A section in the south of the site is covered by an area of high quality agricultural land. The remainder 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?	0	The site is not within 200m of an A-road, motorway or AQMA.
6.2 Will development increase pollution?	0	Development of this site will not impact upon pollution.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	Development of the site will result in the loss of Little Hatts Recreation Ground amenity space.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	An area in the centre of the site is subject to 'intermediate' surface water flood risk. A very small area along the southern boundary of the site is located within Flood Zone 3.

SA objective/ criterion		Justification
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)?	-	The Hedge End Stream runs along the southern boundary of the site, this stream runs into the Solent and Southampton Water SPA, SAC and Ramsar Site. Potential for in combination effects with nearby development have been identified. Mitigation is proposed in the EBC ecological appraisal in the form of a 20m buffer and naturalised SuDS with three form of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	The site backs onto, and incorporates a very small part of, the Manor Farm Local Nature Reserve. There is potential for development to increase recreational effects. The EBC ecological appraisal suggests that a significant buffer will be required.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	The site includes woodland blocks and hedgerows which could be lost to development.
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)?	--	There is significant woodland network on the site that could be fragmented by development.
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	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	A footpath crosses through the northern part of the site.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	Development of the site will result in the loss of Little Hatts Recreation Ground amenity 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?	--	The site was assessed as having very poor / poor 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 landscape within this site was assessed as having moderate sensitivity to development.

SA objective/ criterion		Justification
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.

Site 23: Land west of Cobbett Way; garage of Broad Oak; north of Broad Oak and west of Holmesland Way; and land north of Grange Road.

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 251 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 within 400m of the Botley Centre and Brook House Masonic Centre.
2.2 Are health facilities available locally?	++	The south eastern corner of the site is located within 400m of Botley Health Care Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development will not lead to a loss of sport pitches and facilities.
2.4 Is public open space available locally?	+	The majority of the site is located within 300m of public open space including the Botley Recreation Ground.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site or runs adjacent to its boundary.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	The eastern edge of the site is located 1201 to 1400m from Botley Railway Station.
3.1 (b) Is the location close to a minor rail station?	--	The site is more than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further 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?	-	The SLAA forms identify the potential for loss of employment land, as part of the site on the western edge is used for commercial purposes, including storage.
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 eastern edge of the site is located 1201 to 1400m from Botley Railway Station.

SA objective/ criterion		Justification
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is more 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 further than 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 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 further 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 south eastern corner of the site is located within 400m of Botley Health Care Centre.
4.7 Are shopping and related services available locally?	0	The eastern corner of the site is located 401 to 600m from a local centre.
4.8 Is the location close to a Primary school?	++	The eastern part of the site is located within 400m of Botley Church of England Primary School.
4.9 Is the location close to a Secondary school?	+	The eastern two thirds of the site is located 801 to 1200m from Wildern Secondary School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or runs adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers have been identified between the site and the facilities described above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The centre of the site is covered by a Mineral Consultation Area. A section of the site is also covered by a Mineral Safeguarding Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The eastern half of the site is in an area of high quality agricultural land. The remainder 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 majority of the site is within 200m of the A334. The High Street Botley AQMA also runs through the site along the A334.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from A334 Botley Road Separation between noise sensitive development and roads will be necessary. Within existing Botley AQMA, likely negative impact on air quality.
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 of Flood Zone 3 runs through the centre of the site, parts of the site are also subject to 'intermediate' surface water flood risk.
7.3 Will the development be at risk from coastal	0	This site is not located near the coast.

SA objective/ criterion		Justification
change? If so, can the Shoreline Management Plan Objectives be supported?		
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)?	-	Woodhouse Gully runs through the centre of the site to Solent and Southampton Water SPA, SAC and Ramsar site. There is a potential for adverse in-combination effects with other sites the Gully runs through. Mitigation is proposed in the EBC ecological appraisal in the form of 20m buffers from the top of each bank and three forms of filtration required through the sites to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	The site incorporates Woodhouse Gully SINC which runs through the middle of the site. Mitigation is proposed in the EBC ecological appraisal in the form of 20m development free buffers around the SINC. Development of this site is likely to have a recreational impact on the SINC, even if a 20m buffer was in place.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	There is significant tree cover throughout the site which could be lost to development..
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 Wildern PBA runs through the centre of the site. The EBC site assessment 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	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)	-	No footpath or cycle path crosses the site or runs 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?	--	The site was assessed as having very poor / poor 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 landscape within this site was assessed as having moderate sensitivity to development.

SA objective/ criterion	Justification
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?	<div style="display: flex; align-items: center;"> <div style="background-color: #f8d7da; padding: 5px; margin-right: 10px;">-?</div> <div> <p>Development may affect Homesland Registered Park from 1800s with a walled garden.</p> </div> </div>

Site 24: Garage at Broad Oak

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 16 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 within 400m of The Botley Centre
2.2 Are health facilities available locally?	+	The site is located 401 to 800m from Botley Health Care Centre.
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 the loss of existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is within 300m of public open space including Botley Recreation Ground.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	An existing footpath runs adjacent to the western corner of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	--	The site is more than 1200m from a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is further than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further 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?	-	The SLAA form for the site indicated there would be loss of employment land as a car showroom is currently located on the site.
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 and 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 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 more than 1200m from a minor railway station.
4.3 Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus

SA objective/ criterion		Justification
(same score as 3.1c)		route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is 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 further 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 site is located 401 to 800m from Botley Health Care Centre.
4.7 Are shopping and related services available locally?	-	The site is located 601 to 800m from Botley Village Centre.
4.8 Is the location close to a Primary school?	+	The site is located 401 to 600m from Botley Church of England Primary School.
4.9 Is the location close to a Secondary school?	+	The site is located 801 to 1200m from Wildern Secondary School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	An existing footpath runs adjacent to the western corner of the site.
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 the above destinations.
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 northern corner of the site is located in an area of high quality agricultural land.
5.3 Will it use previously developed land?	++	This site consists of previously developed 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 within 200m of the A334 and the northern edge of the site touches the High Street Botley AQMA.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from A334 Botley Road Separation between noise sensitive development and roads will be necessary. Site is within existing Botley AQMA, likely negative impact on air quality.
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 corner of the site is located within Flood Zone 3 and the majority of the site is located in areas subject to 'intermediate' 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 near 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)?	-	Marles Road Stream, a tributary of the Hamble runs to the west of the site, Woodhouse Gully runs to the east. Both stream run into the Hamble which in turn flows into the Solent and Southampton Water SPA, SAC and Ramsar Site. There is potential for in combination effects on water quality. EBC Ecological Appraisal recommends providing 20m buffers and the use of SuDS to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	The site is directly adjacent to Woodhouse Gully Woods SINC. Potential for increased urban edge and recreation effects. EBC Ecological Appraisal recommends that a 20m buffer is provided.
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 areas with other 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)?	--	The Wildern PBA covers the eastern half of the site. 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	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)	+	An existing footpath runs adjacent to the western corner of 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	The site was assessed as having good / very good 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?	?	Currently uncertain. Awaiting updated Landscape Appraisal.
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.

Site 25: Land south of Snakemoor Lane; Land at Denhams Corner and Land at Ford Lake

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 a potential capacity of 716 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 northern tip of the site is located within 400m of Horton Heath Village Hall, half of the site is located within 800m.
2.2 Are health facilities available locally?	--	The site is located further than 1600m from healthcare facilities.
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 northern tip of the site is located within 300m of public open space, including Valerian Close green route, half of the site is within 800m.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath crosses the northern end of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	0	The southern half 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 just further 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 SLAA does not identify this site as being suitable for employment uses and 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	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)	0	The southern half of the site is located 801 to 1200m from Hedge End Railway Station.
4.2 Is the location close to a minor rail station?	--	The site is located further than 1200m from a minor

SA objective/ criterion		Justification
(same score as 3.1b)		railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 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 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 just further 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 site is located further than 1600m from healthcare facilities.
4.7 Are shopping and related services available locally?	--	The site is 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 school is further than 2000m 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	An existing footpath crosses the northern end of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The railway tracks 750m to the south east of the site form a geographical barrier between the site and the local centre, primary schools and secondary schools as well as a semi-frequent bus route.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not 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 third of the site is in an area of high quality agricultural land. The middle of the site is in an area of medium quality agricultural land and the northern section of the site is in an area of low 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 within 200m of an A-road, motorway or AQMA.
6.2 Will development increase pollution?	--?	The northern part of site impacted by Botley road noise and air quality. Likely impact on Botley AQMA for traffic generated by development.
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 eastern edge of the site is boarded by Flood Zone 3 and is an area subject to 'intermediate' surface water flooding.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan	0	This site is not located next to the coast.

SA objective/ criterion		Justification
Objectives be supported?		
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)?	-	Ford lake runs along the east of the site and then on into the Solent and Southampton Water SPA, SAC and Ramsar site.. Potential for in-combination effects on water quality within the Solent and Southampton Water SPA, SAC and Ramsar site. Potential mitigation has been identified e.g. a 20m buffer will be required and Naturalised SuDS with three forms of filtration should be required throughout the sites to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	Three SINCs are present within the site; Scorleys Copse, Scorleys Copse Rush Pasture and Alder Strip. Development of the site could cause loss or fragmentation of these and an increase in recreational impacts and urban edge effects.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	The site supports significant areas of woodland, which would be lost to development.
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 site. The EBC ecological appraisal suggests that this corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	--	Ancient woodland is present on the site. If the site is fully developed a significant area of ancient woodland would be lost.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes- TPO 782-E covering Mixed Species. TPO 29-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath crosses the northern end of 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.
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 high / moderate sensitivity to development.

SA objective/ criterion		Justification
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.

Site 26: Braxells Farm Winchester Road

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 14 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 further than 800m from community facilities.
2.2 Are health facilities available locally?	-	The site is located 1201 to 1600m from St Luke's 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?	0	The site is located within 301 to 800m of public open space including Watkin Road green route and Cheltenham Gardens.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path cross the site or run 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 located within 800m of Hedge End Railway Station
3.1 (b) Is the location close to a minor rail station?	--	The site is not located within 1200m of a minor railway station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is not located within 800m of a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The western half of the site is located within 401 to 800m of the semi-frequent First 8 bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located 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?	-	Development will lead to loss of employment land, the site is in B1a, B2 and B8 use.
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 within 800m of Hedge End Railway Station
4.2 Is the location close to a minor rail station? (same score as 3.1b)	--	The site is not located within 1200m of a minor railway station.
4.3 Is the location close to a frequent bus route?	--	The site is not located within 800m of a frequent bus

SA objective/ criterion		Justification
(same score as 3.1c)		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 401 to 800m of the semi-frequent First 8 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 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 site is located 1201 to 1600 from St Luke's Surgery.
4.7 Are shopping and related services available locally?	--	The site is 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 site is located 1601 to 2000m from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path cross the site or run adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The railway line 500m to the south west of the site forms a geographical barrier between the site and schools, the doctors surgery and the local centre.
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 Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The northern half of the site is located in an area of high quality agricultural land, the remainder of the site is 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 within 200m of an A-road, motorway or AQMA.
6.2 Will development increase pollution?	-?	Noise impact Winchester Road, limited options for use of layout to mitigate noise. Adjacent commercial uses.
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 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 on 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)?	-	Ford Lake runs to the north of the site and runs into the Solent and Southampton Water SPA, SAC and Ramsar site. Mitigation is proposed in the form of Naturalised SuDS with three forms of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-?	The site is just south of Ford Lake, although this is not designated along this stretch of Hedge end north and this site are developed there may be an adverse in combination effect with other nearby development on water quality.
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 areas with other nature conservation value. Tree lines connecting into the SuDS should be retained.
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	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	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)	-	No footpaths or cycle paths cross the site or run 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?	-	The site was assessed as having very 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?	0	The landscape within this site was assessed as having low 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?	0	Development of this site will not affect heritage assets.

Site 27: Land north of Blundell Lane and south of M27

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 52 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 western half of the site is located 401 to 800m from Bursledon Village Hall.
2.2 Are health facilities available locally?	0	The western half of the site is located 801 to 1200m from Bursledon GP Practice.
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 western edge of the site is located within 300m of Bridge Close amenity space. The remainder of the site is within 800m of Long Lane Recreation Ground.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath runs adjacent to the eastern edge of the site.
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 401 to 1200m from a Bursledon Railway Station.
3.1 (c) Is the location close to a frequent bus route?	++	The majority of the site is located within 400m of the frequent First X4/X5 bus service.
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 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 SLAA does not identify this site as being suitable for employment uses and 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	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 401 to 1200m from a Bursledon Railway Station.
4.3 Is the location close to a frequent bus route?	++	The majority of the site is located within 400m of the

SA objective/ criterion		Justification
(same score as 3.1c)		frequent First X4/X5 bus service.
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 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)	0	The western half of the site is located 801 to 1200m from Bursledon GP Practice.
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 eastern half of the site is located within 801 to 1000m of Bursledon Junior School.
4.9 Is the location close to a Secondary school?	--	The site is located more than 2000m 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	An existing footpath runs adjacent to the eastern edge of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not in a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The site is located entirely in an area of high 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 site is located within 200m of the M27, and the southern corner of the site is also located within 200m of the railway line.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from M27 is significant, noise impacts from adjacent commercial land uses. Air quality impact from M27 may affect layout. Separation between noise sensitive development and roads will be necessary. Noise impact from train noise arising from the railway. Air quality – Impact from M27 significant. Separation between sensitive development and roads will be necessary. Careful consideration of traffic impacts generated by this development on existing AQMA in Hamble Lane, and on adjacent road network.
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 eastern corner of the site is subject to 'less' surface water flood risk. A very small proportion of the site (<1%) along the eastern edge is covered by flood zone 3. This has not been reflected in the score however, it should be noted as this site is located near to a large area of Flood Zone 3 and is near to

SA objective/ criterion		Justification
		the River Hamble.
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)?	--	The site is within 100m of Solent Maritime SAC and is adjacent to supporting habitat for the SAC. Development of the site would be likely to lead to impacts on the SAC due to either deterioration of supporting habitats or changes in hydrological processes.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	The site is adjacent to Brixdone saltmarsh and mudflat SINC. Development of this site could impact on the sensitive balance between fresh and saltwater impacts leading to adverse effects.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	The site has significant woodland cover, which could be lost to development.
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 incorporates the M27 PBL. The EBC ecological assessment suggests that this corridor should remain connected for biodiversity.
10.5 Will the development adversely affect ancient woodland?	0	The development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 77-H covering all tree species, TPO 77-H covering 7 chestnuts, TPO 77-H covering 9 oaks.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath runs adjacent to the eastern edge of 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	The site was assessed as having good / very good 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 landscape within this 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.		

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?	-?	Maidenstone House is located on the opposite side of Blundell Lane to the south-west of the site. It has a garden from the early 1800's previously owned by the Bishop of Winchester.

Site 28: Land north of Bridge Road

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 11 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 within 401 to 800m from Bursledon Village Hall.
2.2 Are health facilities available locally?	0	The site is located within 801 to 1200m from Bursledon GP Practice.
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 or facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of public open space including Bridge Close and Bursledon Heights amenity space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site or runs 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 located more than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	+	The southern end of the site is located within 400m of Bursledon Railway Station.
3.1 (c) Is the location close to a frequent bus route?	++	The site is located within 400m of the frequent First X4/X5 bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is not located within 800m of a frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further 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 SLAA does not identify this site as being suitable for employment uses and 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	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 more than 1400m from a major railway station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	+	The southern end of the site is located within 400m of Bursledon Railway Station.
4.3 Is the location close to a frequent bus route?	++	The site is located within 400m of the frequent First

SA objective/ criterion		Justification
(same score as 3.1c)		X4/X5 bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is not located within 800m of a 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 further 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)	0	The site is located within 801 to 1200m from Bursledon GP Practice.
4.7 Are shopping and related services available locally?	-	The site is located within 601 to 800m from a district or local centre.
4.8 Is the location close to a Primary school?	0	The site is located 601 to 800m from Bursledon Junior School.
4.9 Is the location close to a Secondary school?	--	The site is located just further than 2000m from a secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or run adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
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 Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The site is located entirely in an area of high 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 site is located within 200m of the A27.
6.2 Will development increase pollution?	--?	Noise and air quality impacts from A27 significant, brownfield impact issue.
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 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 by 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.		

SA objective/ criterion	Justification	
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 close to Brixdone saltmarsh and mudflat supporting habitat for the Solent Maritime SAC and development is likely to impact on the sensitive saltwater / freshwater balance.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	Brixdone saltmarsh and mudflat SINC, located close to the site, is likely to be affected by changes in hydrology. Land North of Bridge Road SINC is located just to the north of the site. Potential for increased recreational and urban edge effects.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	Wetland outside of the SINC and maritime grassland are likely to be impacted by recreational pressure arising from development of this 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)?	0	Development will not adversely impact the biodiversity network.
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?	-?	Yes - TPO 746-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or run 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?	0	The site was assessed as having good / very good 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 landscape within this 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?	0	Development of this site will not affect heritage assets.

Site 29: Land at Providence Hill and Oakhill

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 10 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 401 to 800m from the Lowford Centre and within 400m of Bursledon Village Hall
2.2 Are health facilities available locally?	+	The site is located 401 to 800m from Bursledon GP Surgery.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	Development of the site will not result in the loss of existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The site is located within 300m of existing public open space including Long Lane Recreation Ground.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site 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 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 401 to 1200m from Bursledon Railway Station.
3.1 (c) Is the location close to a frequent bus route?	++	The site is located within 400m of the frequent First X4/X5 bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located 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?	-	The SLAA for indicated that development of this site may result in the loss of some open storage.
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 and 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 401 to 1200m from Bursledon Railway Station.
4.3 Is the location close to a frequent bus route?	++	The site is located within 400m of the frequent First

SA objective/ criterion		Justification
(same score as 3.1c)		X4/X5 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 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 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 site is located 401 to 800m from Bursledon GP Surgery.
4.7 Are shopping and related services available locally?	+	The site is located 201 to 400m from Lowford / Portsmouth Road Local Centre.
4.8 Is the location close to a Primary school?	+	The site is located 401 to 600m from Bursledon Junior School.
4.9 Is the location close to a Secondary school?	--	The site is located further than 2000m from a secondary school.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
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 the above destinations.
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?	0	The site is located entirely in an area of low quality agricultural land.
5.3 Will it use previously developed land?	+/-	The southern half of the site is previously developed land while the northern half of the site is 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 within 200m of the A27 and the M27.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from A27 and M27 significant. Separation between noise sensitive development and roads will be necessary. Adjacent to former landfill. Development site adjacent to A27 with elevated NO2, separation between sensitive development and roads will be necessary. Careful consideration of traffic impacts generated by this development on existing AQMA at Hamble Lane.
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 site is almost entirely covered by areas subject to 'intermediate' 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 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)?	-	Badnum Creek and another unnamed watercourse run through the site. These streams run into the Hamble at the Solent and Southampton Water SAC, SPA and Ramsar site. Potential for in combination effects with other development on water quality. EBC Ecological Appraisal suggests 20m buffers for both streams and the use of SuDS with three forms of filtration.
10.2 Could development negatively impact or lead or 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)?	-?	Reptiles are known to be present in the area, but unknown which areas of the site are being used.
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 northern half of the site is covered by the M27 PBL. This corridor should remain connected for biodiversity. There are significant tree belts connecting into Windmill Woods SINC. EBC Ecological Appraisal suggests these should be retained and buffered.
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?	-?	Yes - TPO 143-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site 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?	0	The site was assessed as having good / very good 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 landscape within the site is assessed as having moderate / low sensitivity to development.
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	Development of this site will not affect heritage assets.

Site 30: Land north of Providence Hill and the Morellos and Forge Mount, Providence Hill

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 19 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 southern third of the site is within 400m of Lowford Community Library and the Pilands Wood Centre.
2.2 Are health facilities available locally?	++	The majority of the site is located within 400m of Bursledon GP Practice.
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 site is located within 300m of public open space, including Lionheart Way Ecology Park and Devonshire Gardens.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There is an existing footpath adjacent to the site's north western corner although this is separated from the site by the A27.
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 eastern third of the site is located within 401 to 1200m of Bursledon Railway Station.
3.1 (c) Is the location close to a frequent bus route?	++	The site is located within 400m of the frequent First X4/X5 bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is located further 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 SLAA does not identify the site as being suitable for employment uses and development would not lead to the 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	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?	-	The eastern third of the site is located within 1200m

SA objective/ criterion		Justification
(same score as 3.1b)		of Bursledon 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 frequent First X4/X5 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 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 further 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 majority of the site is located within 400m of Bursledon GP Practice.
4.7 Are shopping and related services available locally?	+	The site is within 201 to 400m from a town, district or local centre.
4.8 Is the location close to a Primary school?	0	The site is within 601 to 800m of Bursledon Junior School.
4.9 Is the location close to a Secondary school?	--	The site is located further than 2000m 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 adjacent to the site's north western corner however, this is separated from the site by the A27.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Approximately two thirds of the site is located in a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site is located entirely in an area of low 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 site is located within 200m of the A27.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from A27 and M27 significant. Separation between noise sensitive development and roads will be necessary. Adjacent to former landfill. Development site adjacent to A27 with elevated NO2, separation between sensitive development and roads will be necessary. Careful consideration of traffic impacts generated by this development on existing AQMA at Hamble Lane.
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 site contains small areas 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 on 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 watercourse runs along the northern boundary of the sites and runs onto the Solent and Southampton Water SPA, SAC and Ramsar site. Other sites also drain into this water system so there is potential for adverse in combination effects. The EBC ecological appraisal suggests that mitigation could consist of a 20m buffer to the watercourse and use of naturalised SuDS with three forms of filtration.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Windmill Woods SINC, located to the east of the site could be impacted by recreation pressure from this site and other proposed and permitted sites.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	Much of the site is wooded and likely to be an important part of the network. Headwaters of a small unnamed stream are present along the southern boundary, which the EBC ecological appraisal suggests would need to be buffered. A very small reptile population and foraging bats are known to use 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)?	0	Development will not adversely impact the biodiversity network.
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?	-?	Yes - TPO 736-E covering all tree species, Bursledon Windmill conservation area.
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 adjacent to the site's north western corner, although this is separated from the site by the A27.
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	The site was assessed as having good / very good 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 landscape within this site was assessed as having moderate / low sensitivity to development.
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?	<div style="background-color: red; color: black; text-align: center; padding: 5px;">--</div> <p>Development of the site has potential to adversely affect the setting of a listed windmill.</p>

Site 31: Land south of j8 of M27 south of Peewit Hill west of Dodwell 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 15 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 further than 800m from community facilities.
2.2 Are health facilities available locally?	0	The southern half of the site is located within 801 to 1200m of Bursledon GP Practice.
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 the loss of 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 Manor Farm Country Park.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site or runs 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 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 more 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 further 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?	-	The SLAA forms indicates that there would be some loss of employment land (a photographic studio) and that the site is suitable for employment uses, including business park, industrial and warehouse.
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 more 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 further 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)	0	The southern half of the site is located within 801 to 1200m of Bursledon GP Practice.
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 just further than 1000m from a primary school.
4.9 Is the location close to a Secondary school?	-	The north east corner of the site is located 1601 to 2000m away from Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or runs adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	The M27 forms a geographical barrier between the site and one or two of the above destinations including the doctors surgery.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site is not located in a Minerals Safeguarding Area or in a Minerals Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site is entirely located in an area of low 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 site is almost entirely located within 200m of the M27 motorway.
6.2 Will development increase pollution?	--?	Air quality impact from M27 significant. Separation between sensitive development and roads will be necessary. Road Traffic noise impact from M27 significant. Impact from through traffic on new feeder road. Separation between noise sensitive development and roads will be necessary
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 western edge of the site is subject to a small area of '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.
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)?	-	Badnum Creek, which runs through the site, runs into the Solent and Southampton Water SPA, SAC and Ramsar site. There is potential for in-combination effects as a number of developments already drain into the creek. The EBC ecological appraisal suggests mitigation in the form of a 20m buffer along the top of the bank and naturalised SuDS.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Badnum Creek, which runs through the site, feeds a number of SINCS and ancient woodland gills have been severely compromised within Phase 1 of development of this site. The EBC ecological appraisal recommends that development of the remaining land parcels conserves and buffers the headwater that remain and the creek itself.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	There are headwaters and a stream on site and hedgerows that border the site that link to a wider woodland network. These could be adversely affected by development.
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 M27 PBL is present within the west of the site and could be lost to 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	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)	-	No footpath or cycle path crosses the site or runs 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?	--	The site was assessed as having very poor / poor 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?	0	The landscape within this site was assessed as having low 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?	-?	Dodwell Cottage is located at the end of Dodwell lane facing the site. High hedges across the front of the building could potentially work to protect the setting of the heritage asset.

Site 32: Heath House 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?	++	The site has the capacity to provide 38 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 within 400m of Norman Rodaway Pavilion.
2.2 Are health facilities available locally?	0	A small northern section of the site is located within 801 to 1200m of Hedge End Medical Centre.
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 site is located within 300m of Manor Farm Country Park as well as Norman Rodaway Sport Ground, and other smaller amenity spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site 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 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 more 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 further 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 SLAA does not identify this site as being suitable for employment uses and development would not lead to the 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)	--	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 more 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 further 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)	0	A small northern section of the site is located within 1200m of Hedge End 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 northern half of the site is located within 400m of Kings Copse Primary School.
4.9 Is the location close to a Secondary school?	0	The northern half the school is located within 1201 to 1600m of Wildern School.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site does not lie within a Mineral Safeguarding Area or a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The site lies entirely in an area of high 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 within 200m of an A-road, motorway or AQMA.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from Heath House Lane (increasing traffic flow with opening of Pylands By Pass / Link road, and Botley By Pass). Separation between noise sensitive development and roads uses will be necessary. Land contamination –adjacent to former landfills.
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 site contains a very small area 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.
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)?	-	The site will drain into Hoe Moor Creek, a tributary of the Hamble River, which runs into Solent and Southampton Water SPA, SAC and Ramsar site. Potential for in-combination effects on water quality. Mitigation is proposed in the form of Naturalised SuDS with three form of filtration to preserve water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Pilands Copse SINC is located just to the south and west of the site. Potential for in-combination recreational effects with other development. EBC ecological appraisal suggests mitigation in the form of a 20m buffer.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	The site includes extensive woodland and connecting hedgerows which make up the woodland complex. The EBC ecological appraisal recommends these are retained, buffered and enhanced.
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 covered by the Hamble Estuary PBA. The EBC ecological appraisal states that important routes need to remain open for wildlife.
10.5 Will the development adversely affect ancient woodland?	-	The site is adjacent to Catland / Fosters / Bottom Copses ancient woodland and Pilands Copse SINC. Potential for adverse effects resulting from urban edge and increased recreational pressure. EBC ecological appraisal suggests mitigation in the form of a 20m buffer and the woodland on site to be assessed for its value to the ancient woodland complex.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	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)	-	No footpath or cycle path crosses the site 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?	0	The site was assessed as having good / very good 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?	0	The landscape within this site was assessed as having low sensitivity to development.
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	Development of this site would not affect heritage assets.

Site 33: Land lying south east of Windmill 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 51 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 400 to 800m from Lowford Community Library and 400 to 800m from Bursledon Community Centre and Bursledon Village Hall.
2.2 Are health facilities available locally?	+	The site is located 401 to 800m from Bursledon GP Practice.
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?	0	The site is within 300 to 800m of public open space, including Lionheart Way Ecology Park and Manor Farm Country Park.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no footpaths or cycle paths 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 more than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	-	The southern half of the site lies within 401 to 1200m of Bursledon Railway Station.
3.1 (c) Is the location close to a frequent bus route?	++	The majority of the site, to the south is located within 400m of frequent bus route First X4/X5.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is located more than 800m from a semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further 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 SLAA does not identify this site as being suitable for employment uses and 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	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 more than 1400m from a major railway station.
4.2 Is the location close to a minor rail station?	-	The southern half of the site lies within 401 to

SA objective/ criterion		Justification
(same score as 3.1b)		1200m of Bursledon Railway Station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The majority of the site, to the south is located within 400m of frequent bus route First X4/X5.
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 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 further 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 site is located 401 to 800m from Bursledon GP Practice.
4.7 Are shopping and related services available locally?	0	The site is located within 401 to 600m of a local centre and shopping facilities.
4.8 Is the location close to a Primary school?	0	The southern half of the site is located 601 to 800m of Bursledon Junior School.
4.9 Is the location close to a Secondary school?	--	The site is located further than 2000m from a 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 cycle paths within or adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Approximately half of the site is located within a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The entire site is located within an area of lower 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 site is located within 200m of the A27 and the M27.
6.2 Will development increase pollution?	--?	Road Traffic noise impact from M27 is significant, Land contamination partially on former landfill site, Air quality impact from M27 is significant, separation between sensitive development and roads will be necessary. Careful consideration of traffic impacts generated by this development on existing AQMA at Hamble Lane.
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 small area in 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)?	-	Badnum Creek and another watercourse run through the site. The water system runs into the Solent & Southampton Water SPA, SAC and Ramsar site. Potential for in-combination effects on water quality. Mitigation is proposed in the EBC ecological appraisal in the form of 20m buffers and use of naturalised SuDS with three forms of filtration.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	The site incorporates Windmill Wood SINC which also includes the headwaters of a small unnamed stream. The site could be buffered but connectivity may still be severely compromised.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-	Reptiles and foraging bats are known to use 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 site incorporates the M27 PBL to the north, which the EBC ecological appraisal recommends should remain connected for biodiversity. There are also significant tree belts connecting into Windmill Woods SINC which will need to be retained and buffered.
10.5 Will the development adversely affect ancient woodland?	0	The development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 736-E covering all tree species, Bursledon Windmill conservation area.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycle paths 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?	-	The 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 landscape within this 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.		

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?	--	Development of this site would adversely affect the setting of a listed windmill.

Site 34: Land west of Shop Lane and land east of Shop Lane and south of Botley Rd

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 capacity to provide 364 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 further than 800m from a community hall or library.
2.2 Are health facilities available locally?	0	The eastern half of the site is located within 801 to 1200m from Bursledon GP Practice.
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?	0	The majority of the site is within 800m of public open space, including the King George IV Recreation Ground, Manor Close amenity space and Lionheart Way Ecology Park.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle path crosses the site 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 located more than 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 railway station.
3.1 (c) Is the location close to a frequent bus route?	++	The southern half of the site is located within 400m of the frequent First X4/X5 service.
3.1 (d) Is the location close to a semi-frequent bus route?	--	The site is 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 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 SLAA does not identify this site as being suitable for employment uses and 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	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 more than 1400m from a major railway station.
4.2 Is the location close to a minor rail station?	--	The site is located more than 1200m from a minor

SA objective/ criterion		Justification
(same score as 3.1b)		railway station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The southern half of the site is located within 400m of the frequent First X4/X5 service.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	--	The site is 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 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)	0	The eastern half of the site is located within 1200m from Bursledon GP Practice.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	--	The site is further than 1000m from a primary school
4.9 Is the location close to a Secondary school?	-	The southern third of the site is 1601 to 2000m 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)	-	No footpath or cycle path crosses the site or is adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The entire site is located in a Mineral Consultation Area, the majority of the site is located within a Mineral Safeguarding Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	Much of the southern part of the site is located in an area of high quality agricultural land. The northern end 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?	-?	The southern third of the site is located within 200m of the A3025.
6.2 Will development increase pollution?	-?	Noise impact on south spur of site from Portsmouth Road, adjacent to brownfield site.
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?	-?	Small areas in the site are 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	The site is not 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)?	-?	The site may drain into Tickleford Gully which runs along the western boundary of the site and runs into the Southampton & Solent Water SPA and Ramsar site, but this is uncertain. Mitigation is proposed in the EBC ecological appraisal in the form of a 20m buffer and naturalised SuDS with 3 forms of filtration.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Western Greenway SINC, designated for its woodland runs along the western boundary of the site. A 20m buffer is suggested for protection. Netley Farm closed Landfill site SINC is located just south of the site but is separated from the site by the A3025.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	-?	Woodland and headwaters associated with Tickleford Gully may be present at the northern extremities of the site. The EBS ecological appraisal suggests mitigation in the form of buffers. Rough grassland is also present on 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)?	--	Old Netley PBL touches the eastern boundary of the site and could be adversely affected by development.
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	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)	-	No footpath or cycle path crosses the site 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?	--	The site was assessed as having very poor / poor 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?	0	The landscape within this site was assessed as having low sensitivity to development.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural		

SA objective/ criterion		Justification
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 would not affect heritage assets.

Site 35: Land rear of Plough Inn; open space south of Pound Rd west of Priors Hill 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?	++	Site has capacity to provide 31 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 very eastern edge of the site is within 400m of the Pilands Wood Centre. The north east corner of the site is located 400 to 800m from Lowford Community Library.
2.2 Are health facilities available locally?	+	The north eastern quarter of the site is located within 800m from Bursledon GP Practice.
2.3 What effect would the development have on local provision of sports pitches and facilities?	--?	Development of the site would result in the loss of the King George V Recreation Ground. There is uncertainty regarding suitable replacement.
2.4 Is public open space available locally?	--?	Development would result in the loss of the King George V Recreation Ground and Cunningham Gardens. There is uncertainty regarding suitable replacement.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No footpath or cycle paths cross the site or are 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 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 more 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 frequent First X4/X5 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 further 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 SLAA does not identify the site as being suitable for employment uses and 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	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?	--	The site is located further than 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 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 frequent First X4/X5 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 further 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 north eastern quarter of the site is located within 800m from Bursledon GP Practice.
4.7 Are shopping and related services available locally?	+	The south eastern third of the site is located 201 to 400m from a local centre and shopping facilities.
4.8 Is the location close to a Primary school?	0	The south eastern corner of the site is located 601 to 800m from Bursledon Junior School.
4.9 Is the location close to a Secondary school?	0	The site is located within 1201 to 1600m 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)	-	No footpath or cycle paths cross the site or are adjacent to its boundary.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The majority of the site is located in a Mineral Safeguarding Area and a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	A small section of the site in the western corner is high quality agricultural land. The remainder of the site is 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 majority of the site is located within 200m of the A3025.
6.2 Will development increase pollution?	-?	Potential for traffic impacts generated by this development on existing AQMA at Hamble Lane.
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 centre 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 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 water course runs through the centre of the site and into the Solent and Southampton Water SPA and Ramsar site. This was not raised in the EBC Ecological Appraisal and so it is uncertain as to whether there is potential for in combination adverse effects on water quality.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Site is immediately adjacent to Priors Hill Brickworks SINC designated for its heathland and grassland populations. Mitigation is proposed by the EBC ecological appraisal in the form of a 20m buffer.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	Parts of the site appear to contain woodland habitats that reflect the complex found within the SINC. The EBC Ecological Appraisal suggests these areas may need to be retained.
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	Development will not adversely affect ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 440-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No footpath or cycle paths cross the site or are 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?	--	The site was assessed as having very poor / poor / 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?	0	The landscape within the site was assessed as having low 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	0	Development of this site would not affect heritage assets.

SA objective/ criterion	Justification
areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	

Site 36: Open space east of Priors Hill Lane (Land off Cunningham Gardens)

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?	++	Site has capacity to provide 43 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 within 400m of the Pilands Wood Centre. The north east half of the site is located 400 to 800m from Lowford Community Library.
2.2 Are health facilities available locally?	+	The north eastern quarter of the site is located within 800m from Bursledon GP Practice.
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 the loss of existing sports pitches or facilities.
2.4 Is public open space available locally?	--?	Development will result in the loss of Cunningham Gardens. There is uncertainty regarding suitable replacement.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	Existing footpaths run adjacent to the sites northern, southern and western borders.
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 more 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 frequent First X4/X5 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 further 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 SLAA does not identify the site as being suitable for employment uses and 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	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?	--	The site is located more than 1200m from a minor

SA objective/ criterion		Justification
(same score as 3.1b)		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 frequent First X4/X5 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 further 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 north eastern quarter of the site is located within 800m from Bursledon GP Practice.
4.7 Are shopping and related services available locally?	+	The site is located 201 to 400m from a local centre and shopping facilities.
4.8 Is the location close to a Primary school?	0	The site is located 601 to 800m from Bursledon Junior School.
4.9 Is the location close to a Secondary school?	+	The southern third of the site is located 801 to 1200m 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)	0	Existing footpaths run adjacent to the sites northern, southern and western borders.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The majority of the site is located in a Mineral Safeguarding Area and a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The site is located entirely 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 an A-road, motorway or railway line and is not within an AQMA.
6.2 Will development increase pollution?	-?	Potential for traffic impacts generated by this development on existing AQMA at Hamble Lane.
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 small area in the centre 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 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.		

SA objective/ criterion	Justification	
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 of the site will not negatively impact or lead to loss of an internationally or national designated site.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	Site is immediately adjacent to Priors Hill Brickworks SINC designated for its heathland and grassland populations. Mitigation is proposed by the EBC ecological appraisal in the form of a 20m buffer.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	Development of this site will not adversely affect areas with other 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 will not adversely impact the biodiversity network.
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	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	Existing footpaths run adjacent to the sites northern, southern and western borders.
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	The site was assessed as having good / very good 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?	0	The landscape within the site was assessed as having low 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?	0	Development of this site would not adversely affect heritage assets.

Site 37: Land west of Hamble Lane and land east of Hamble 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 355 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 northern third of the site is located within 400m of the Pilands Wood Centre and Bursledon Scout and Guide Group.
2.2 Are health facilities available locally?	++	A southern section of the site is located within 400m of blackthorn Health Centre.
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 site is located within 300m of public open space, including Mallards Moor Green Route.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	An existing footpath crosses the south eastern corner of the site and a cycle path runs along the B3397 through the centre of the site.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major railway station.
3.1 (b) Is the location close to a minor rail station?	-	The site is located within 401 to 1200m of Hamble Railway Station and Netley Railway Station.
3.1 (c) Is the location close to a frequent bus route?	+	A small section along the northern edge of the site is located within 600m of the First X4/X5 bus routes. The northern half of the site is located within 800m of this bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	A small southern section of the site is located within 400m of the semi-frequent First 6 route. The remainder of the site is located within 401 to 800m of this route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further then 100m 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?	-	There may be some loss of employment land as the Itchen Fruit Company and Berry Farm are located 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 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		

SA objective/ criterion		Justification
4.1 Is the location close to a major rail station? (same score as 3.1a)	--	The site is 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 within 401 to 1200m of Hamble Railway Station and Netley Railway Station.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	+	A small section along the northern edge of the site is located within 600m of the First X4/X5 bus routes. The northern half of the site is located within 800m of this bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	A small southern section of the site is located within 400m of the semi-frequent First 6 route. The remainder of the site is located within 401 to 800m of this 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 further than 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 only.
4.6 Are health facilities available locally? (same score as 2.2)	++	A southern section of the site is located within 400m of blackthorn Health Centre.
4.7 Are shopping and related services available locally?	+	The northern half of site is within 201 to 400m from a local centre and shopping area.
4.8 Is the location close to a Primary school?	0	The eastern quarter of the site is 601 to 800m of Bursledon Junior School.
4.9 Is the location close to a Secondary school?	++	The majority of the site is located within 800m of Hamble Community Sports College.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	An existing footpath crosses the south eastern corner of the site and a cycle path runs along the B3397 through the centre of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	No geographical barriers exist on the most direct walking routes to the destinations above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site is located in a Mineral Safeguarding Area and a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	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 an A-road, motorway or AQMA.
6.2 Will development increase pollution?	--?	Noise impacts from Hamble Lane, potential for air quality impacts on Hamble Lane AQMA, adjacent to Mallards Moor landfill site.
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 site is subject to 'less' surface water flood risk.

SA objective/ criterion		Justification
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 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)?	-	The site runs into the Hungerford Stream which runs into the Southampton & Solent SPA and Ramsar site. Mallards Moor SINC is located on the eastern edge of the site and provides supporting habitat to the designated species of the SPA and Ramsar site and could be adversely affected by development. Mitigation is proposed in the EBC ecological appraisal in the form of sophisticated SuDS.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	--	Mallards Moor SINC is located along the eastern boundary and to the east of the site. The SINC could be adversely affected through changes in hydrology and recreational pressure. Mitigation is proposed in the EBC ecological appraisal in the form of a significant buffer. Prior Hill Brickworks SINC is located to the west of the site as is Priors Hill Copse SINC. Prior Hill Brickworks is fed by Spear Pond Gully which runs just to the 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 appears to contain scrub and rough grassland with mature woodland in the north east corner, which could support protected species and operate as part of the woodland complex. The EBC ecological appraisal states that the site will need to be fully investigated for protected species, leading to some uncertainty regarding effects on these.
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 appears to contain scrub and rough grassland with more mature woodland in the north east corner which will operate as part of the woodland complex and is likely to support protected species.
10.5 Will the development adversely affect ancient woodland?	-	The site is adjacent to Mallards Moor ancient woodland. Mitigation is proposed in the EBC ecological appraisal in the form of a 20m buffer. Ancient woodland is also to the south of the south west of the site within Priors Hill Copse.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	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)	+	An existing footpath crosses the south eastern corner of the site and a cycle path runs along the B3397 through the centre of 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,		

SA objective/ criterion		Justification
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.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low 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?	0	Development of this site would not adversely affect heritage assets.

Site 38: Land to the east of 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 375 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	Approximately one third of the site, along the eastern edge is within 401 to 800m of Lowford Community Library. The 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 third 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 third of the site is within 300m of Manor Close amenity space, the remainder of the site is within 800m of a number of amenity spaces and green routes including Lionheart Way Ecology Park and Pilands Wood.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath crosses through the centre of the site and runs adjacent to the eastern edge of the site.
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?	++	Two thirds of the site is located within 400m of the First X4/X5 frequent bus route. The remainder of the site is within 600m of this 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?	-	The SLAA form indicated that there will be some loss of employment land as a care home and one business unit are located on the south western side of the 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 within a town, district or local centre.
4. Reduce road traffic and congestion through improved accessibility to services homes and jobs;		

SA objective/ criterion		Justification
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)	++	Two thirds of the site is located within 400m of the First X4/X5 frequent bus route. The remainder of the site is within 600m of this 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 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 third of the site is located within 401 to 800m of the Bursledon Surgery.
4.7 Are shopping and related services available locally?	-	The eastern most third of the site is located within 601 to 800m of a shopping area. The eastern half of the site is located within 601 to 800m of a local centre.
4.8 Is the location close to a Primary school?	-	The eastern third of the site is within 801 to 1000m of Bursledon Junior School.
4.9 Is the location close to a Secondary school?	-	The southern two thirds of the site is within 1601 to 2000m of Hamble Community Sports 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 crosses through the centre of the site and runs adjacent to the eastern edge of the site.
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 above.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site is in a Mineral Safeguarding Area and a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	-	The majority of the site is covered by medium quality agricultural land however, the south western corner of the site is covered by high quality agricultural land and the north eastern edge is covered by low quality agricultural land. The score is given as minor negative as the majority of the site is medium quality agricultural land and the area of high quality land is currently built on.
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.
6.2 Will development increase pollution?	--?	Noise impact on south spur of site from Portsmouth road, adjacent to brownfield site, potential for air quality impacts on Hamble Lane AQMA.

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?	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 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)?	-	Spear Pond Gully runs along the eastern boundary of this site towards Solent & Southampton Water SPA and Ramsar site. Mitigation is proposed in the form of 20m buffers and naturalised SuDS with 3 forms of filtration.
10.2 Could development negatively impact or lead or 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)?	--	Woodland associated with the gully is present on 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)?	--	Old Netley PBL runs through the east of 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?	-?	Yes- TPO740-E. Covering all deciduous species with stem diameter greater than 30cm.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	An existing footpath crosses through the centre of the site and runs adjacent to the eastern edge of 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.

SA objective/ criterion		Justification
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low 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?	0	Development of this site would not adversely affect heritage assets.

Site 39: 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 capacity to provide 45 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 within 400m of Hype Youth Centre.
2.2 Are health facilities available locally?	++	The site is located within 400m of Blackthorn Health Centre.
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?	+	Approximately one third of the site is within 300m of Mallards Moor green route and the remainder of the site is within 800m of this and other open spaces.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath touches the site at its southern corner.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	--	The site is further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	-	Site is located between 401m to 1200m from Hamble 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 within 400m of the First 6 semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further 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 SLAA does not identify this site as being suitable for employment uses and 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	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 further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	Site is located between 401m to 1200m from Hamble Railway Station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is located further than 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 within 400m of the First 6 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 further 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 site is located within 400m of Blackthorn Health Centre.
4.7 Are shopping and related services available locally?	--	The site is further than 800m from a town, district or local centre.
4.8 Is the location close to a Primary school?	-	The site is located 801m to 1000m from Hamble Primary School.
4.9 Is the location close to a Secondary school?	++	The site is located within 800m of Hamble Community Sports 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 touches the site at its southern most point.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	There is a geographical barrier in the form of the railway line between the site and one of the above destinations (Hamble Primary School).
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The site is located in a Mineral Safeguarding Area and a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	--	The site consists entirely of high quality (grades 1 and 2) 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 within 200m of an A-road, motorway or AQMA
6.2 Will development increase pollution?	--?	Noise impact on south of site from Satchell Lane and commercial uses. Potential for air quality impacts on Hamble Lane AQMA.
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 the site 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	The site is not 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.		

SA objective/ criterion	Justification	
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 or 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)?	0	Development will not adversely affect areas of other 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 will not adversely impact the biodiversity network.
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	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 touches the site at its southern most point.
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.
12.2 Will it protect the character of the countryside, coast, towns and/or villages, including views and settings?	0	The landscape within this site was assessed as having low 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?	0	Development of this site would not adversely affect heritage assets.

Site 40: Land to the North and South of Kings Avenue

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 87 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 within 400m to 800m of a community hall.
2.2 Are health facilities available locally?	-	The site is within 1201m to 1600m from Blackthorn Health Centre.
2.3 What effect would the development have on local provision of sports pitches and facilities?	--	The location of this site results in the loss of sport pitches and facilities – Aerostructures Sports and Social Club.
2.4 Is public open space available locally?	+	The site is located within 300m of existing open space at Mount Pleasant Recreation Ground.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no footpaths or cycle paths 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 further than 1400m from a major rail station.
3.1 (b) Is the location close to a minor rail station?	-	The site is between 401m to 1200m from Hamble Railway Station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is further than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The site is within 400m of the First 6 semi-frequent bus route.
3.1 (e) Is the location close to a major employment centre?	-	The site is further 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?	-	Development will result in the loss of some employment land as office space is located in the south section of the 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 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 further than 1400m from a major rail station.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	The site is between 401m to 1200m from Hamble Railway Station.

SA objective/ criterion		Justification
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	--	The site is further than 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 within 400m of the First 6 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 further 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 site is within 1201m to 1600m from Blackthorn Health Centre.
4.7 Are shopping and related services available locally?	+	Half of the site is within 200m of Coronation Parade local centre. The remainder of the site is within 400m.
4.8 Is the location close to a Primary school?	+	The site is within 400m of Hamble Primary School
4.9 Is the location close to a Secondary school?	+	The site is 801m to 1200m from The Hamble 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 cycle paths within or adjacent to the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	0	Geographical barriers exist on the most direct walking routes to two of the destinations above, in the form the railway line.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	The site does not lie within a Mineral Safeguarding Area or Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The site does not contain any 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?	--?	Industrial noise impact from Hamble Aerostructures, 24 hour operation. Road Traffic noise impact from Hamble Lane, and site access. Noise impact from any co located commercial / business uses also. Separation between noise sensitive development and roads / industrial uses will be necessary. Potential for traffic impacts generated by this development on existing AQMA in Hamble Lane. Impacts from industrial use on sensitive development located more closely to it (IPPC site). Land contamination – adjacent to brownfield.
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 small area on the eastern edge of the site is subject to 'less' surface water flood risk.

SA objective/ criterion		Justification
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)?	--?	The site could contain supporting habitat for Brent Geese from the Solent and Southampton Water SPA, although this is uncertain. The EBC ecological appraisal suggests that it may not be possible to mitigate loss of this supporting habitat. If the site drains from the west it could drain into a watercourse that leads to the Solent and the SPA and Ramsar site. Potential mitigation is proposed in the form of naturalised SuDS with 3 forms of filtration.
10.2 Could development negatively impact or lead or loss of a locally designated biodiversity site (either alone or in combination)?	-	The site is located within close proximity to West Wood SINC, part of the Royal Victoria Country Park. Mitigation is proposed in the form of a 20m buffer.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	0	The site will not impact other 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 will not adversely impact the biodiversity network.
10.5 Will the development adversely affect ancient woodland?	-	The site is within close proximity to West Wood ancient woodland, part of the Royal Victoria Country Park. Mitigation is proposed in the form of a 20m buffer.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Yes - TPO 35-E covering all tree species.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpaths or cycle paths 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	The site was assessed as having good / very good 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?	0	The landscape within this site was assessed as having low sensitivity to development.

SA objective/ criterion	Justification	
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?	-?	Sydney Lodge is a Grade II* listed house by Sir John Soane which is in need of considerable expenditure. Development of the site has the potential for adverse effects on the structure due to vibration.

Site 41: Mercury Yacht Marina; land west of Satchell Lane; land at Hamble Petroleum Storage Depot

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 148 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 eastern half of the site is located 401 to 800m from Hype Youth Centre.
2.2 Are health facilities available locally?	+	The north western corner of the site is located 401 to 800m from Blackthorn Health Centre.
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 the loss of existing sports pitches or facilities.
2.4 Is public open space available locally?	+	The southern half of the site is located within 300m of public open space including Mercury Marshes.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	An existing footpath runs adjacent to the south western edge of the site.
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 401 to 1200m from Hamble Railway Station.
3.1 (c) Is the location close to a frequent bus route?	--	The site is located more than 800m from a frequent bus route.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The western edge of the site is located 401 to 800m from the semi-frequent First 6 bus route.
3.1 (e) Is the location close to a major employment centre?	+	The southern corner of the site is located 401 to 1000m from the GE Aviation 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?	-	The SLAA forms identifies that development could result in the possible loss of commercial boatyard functions and related 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 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 401 to 1200m from Hamble Railway Station.
4.3 Is the location close to a frequent bus route?	--	The site is located more than 800m from a frequent

SA objective/ criterion		Justification
(same score as 3.1c)		bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The western edge of the site is located 401 to 800m from the semi-frequent 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 southern corner of the site is located 401 to 1000m from the GE Aviation site.
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 north western corner of the site is located 401 to 800m from Blackthorn Health Centre.
4.7 Are shopping and related services available locally?	--	The site is located further than 800m from a town, local or district centre.
4.8 Is the location close to a Primary school?	0	The southern corner of the site is located within 601 to 800m from Hamble Primary School.
4.9 Is the location close to a Secondary school?	++	The western half of the site is located within 800m of Hamble Community Sports 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 adjacent to the south western edge of the site.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The railway line to the north, west and south west of the site form a geographical barrier between the site and three or more of the above destinations including the primary school, secondary school and doctor's surgery.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The western half of the site is located in a Mineral Safeguarding Area and a Mineral Consultation Area.
5.2 Will it result in the loss of higher grade agricultural land?	0	The majority of the site is located in an area of low 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?	--?	Potentially significant Brownfield issues to resolve form former military fuel storage depot and boatyards. Some noise impact form Satchell Lane. Potential for air quality impacts on Hamble Lane AQMA.
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 northern corner of the site and the eastern edge are located within Flood Zone 3. The centre of the site is also 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?	--	EBC have confirmed that this site is located in an area of coastal change but the site does not contribute to SMP objectives.

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)?	--	Part of the eastern boundary of the site is within the Solent and Southampton Water SPA and Ramsar site and the Solent Maritime SAC. Large areas of the site consist of supporting habitat, which would be lost if developed. Development would also adversely affect the hydrology of the designated sites, including disrupting the balance of freshwater and saltwater inputs to the saltmarsh. Development is also likely to disrupt bird species for which the European sites are designated. The EBC ecological appraisal states that it is not possible to mitigate negative impacts arising from drainage of the site into the Solent and implies that suitable mitigation is not possible for the other negative effects identified.
10.2 Could development negatively impact or lead to loss of a locally designated biodiversity site (either alone or in combination)?	--	The site incorporates the Mercury Marina Saltmarsh SINC. The hydrological processes required are likely to be disrupted by development of this site. Recreational disturbance will also have adverse effects, and in combination effects are likely on Badnum Copse SINC, a small part of which is included within the northern edge of the site.
10.3 Will the development adversely affect areas with other nature conservation value, as identified in Biodiversity Action Plans (BAPs)?	--	Development of the site is likely to adversely affect areas of saltmarsh, coastal woodland and other coastal habitats.
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 completely covered by the Hamble Estuary PBA, which would be lost to development.
10.5 Will the development adversely affect ancient woodland?	-	The site is adjacent to Badnum Copse SINC which contains ancient woodland. Mitigation is considered in the EBC ecological appraisal in the form of significant buffers.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Development 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 adjacent to the south western edge of 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 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	--	The landscape within this site was assessed as having high / moderate sensitivity to development.

SA objective/ criterion		Justification
settings?		
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?	--	Development of the river frontage of this site could adversely affect the quietest part of the river. The south western part of the site is made ground from the alluvium dredged to form the marina. The spit into Badnam Creek is within the Bursledon Conservation Area.